

# **PARTNER**

**Engineering and Science, Inc.**



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

### **TTM 67239**

35th Street West and West Avenue M-8  
Lancaster, California 93536

Report Date: April 19, 2022  
Partner Project No. 22-348815.1  
Client Reference No. 348815



Prepared for:

**Royal Investors Group, LLC**  
9595 Wilshire Boulevard, Suite 708  
Beverly Hills, California 90212

April 19, 2022

Kris Pinero  
Royal Investors Group, LLC  
9595 Wilshire Boulevard, Suite 708  
Beverly Hills, California 90212

Subject: Phase I Environmental Site Assessment  
TTM 67239  
35th Street West and West Avenue M-8  
Lancaster, California 93536  
Partner Project No. 22-348815.1  
Client Reference No. 348815

Dear Kris Pinero:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 and E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

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

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (559) 917-9700 or [CTaylor@partneresi.com](mailto:CTaylor@partneresi.com).

Sincerely,



Cody Taylor  
Relationship Manager

## EXECUTIVE SUMMARY

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Standard Practice E1527-13 and E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Royal Investors Group, LLC for the property located at 35th Street West and West Avenue M-8 in Lancaster, Los Angeles County, California (the “subject property”).

### Property Description

The subject property is located on the north side of West Avenue M-8, northwest of the terminus of 35<sup>th</sup> Street West within an undeveloped and residential area of Lancaster, California. Please refer to the table below for further description of the subject property:

#### *Subject Property Data*

<b>Address:</b>	None
<b>Property Use:</b>	Vacant land
<b>Land Acreage (Ac):</b>	19.83 AC (per Assessor)
<b>Assessor’s Parcel Number (APN):</b>	3111-001-063 (Parcel A) and 3111-001-088 (Parcel B)
<b>Current Tenants:</b>	None
<b>Site Assessment Performed By:</b>	Carol Noland of Partner
<b>Site Assessment Conducted On:</b>	April 13, 2022
<b>Regulatory Radius Report Date:</b>	March 28, 2022
<b>Lien Search Date:</b>	NA
<b>Report Date:</b>	April 19, 2022
<b>FOIAs Date:</b>	March 2022

The subject property consists of two parcels of undeveloped desert land covered with native vegetation. Several dirt roads traverse the subject property. Several areas of minor dumping of household-type debris (furniture and trash) along with construction-type debris (asphalt, concrete, drywall) were noted, primarily along the dirt road along the eastern side of the subject property, none of which appeared to be hazardous in nature. Numerous dirt piles of unknown origin were noted in the northeast corner of the subject property. No operations are currently performed on-site.

According to available historical sources, the subject property has been undeveloped dating back to at least 1928.

The adjoining properties are tabulated below:

#### *Adjoining Properties*

<b>North:</b>	Vacant land
<b>Northeast:</b>	Single-family residences across the intersection of 35 <sup>th</sup> Street West and West Avenue M-4
<b>East:</b>	Vacant land
<b>Southeast:</b>	Vacant land
<b>South:</b>	Single-family residences across West Avenue M-8
<b>Southwest:</b>	Single-family residences across West Avenue M-8
<b>West:</b>	Vacant land
<b>Northwest:</b>	Vacant land

According to topographic map interpretation, the physical setting features of the subject property identify the terrain as sloping to the north-northwest. According to a previous subsurface investigation conducted on a Regional Water Quality Control Board (RWQCB) site located approximately 1.36 miles to the northwest (41940 50<sup>th</sup> Street West and Case #T0603704814), the depth of groundwater in the vicinity of the subject property is inferred to be greater than 200 feet below ground surface (bgs).

## **Findings and Opinions**

### ***Recognized Environmental Condition***

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

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

### ***Controlled Recognized Environmental Condition***

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

### ***Historical Recognized Environmental Condition***

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

### ***Business Environmental Risk***

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:



- Several areas of minor dumping of household-type debris (furniture and trash) along with construction-type debris (asphalt, concrete, drywall) were noted, primarily along the dirt road along the eastern side of the subject property, none of which appeared to be hazardous in nature. Numerous dirt piles of unknown origin were noted in the northeast corner of the subject property.

### ***Significant Data Gaps***

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

### **Conclusions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of 35th Street West and West Avenue M-8 in Lancaster, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Partner recommends the following:

- Although none of the debris located on the subject property appeared to be hazardous in nature, should hazardous material be encountered during removal of the debris, it should be disposed of at an appropriate facility.

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## 1.0 INTRODUCTION

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 35th Street West and West Avenue M-8 in Lancaster, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

### 1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13 and E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

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

### 1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-13 and E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property.

Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

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

### **1.3 Limitations**

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

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

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

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

## **1.4 User Reliance**

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

## **1.5 Limiting Conditions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13 and E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment.



## 2.0 SITE DESCRIPTION

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### 2.1 Site Location and Legal Description

The subject property is located on the north side of West Avenue M-8, northwest of the terminus of 35<sup>th</sup> Street West. According to the Los Angeles County Assessor, online research, and the site contact, the subject property is legally described as follows:

- Parcel A - S 1/2 OF E 1/2 OF E 1/2 (EX OF ST) OF LOT 1 IN NW 1/4 OF SEC 6 T 6N R 12W
- Parcel B - N 1/2 OF E 1/2 OF E 1/2 OF LOT 1 IN NW 1/4 EX OF ST OF SEC 6 T6N R12W

According to online sources, ownership is currently vested as follows:

- Parcel A – Alni LLC et al and Shayan Capital LLC, since 2010
- Parcel B – 26 Global Infinity LLC et al and Shayan Capital LLC, since 2021

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

### 2.2 Current Property Use

The subject property consists of two parcels of undeveloped desert land covered with native vegetation. Several dirt roads traverse the subject property. Several areas of minor dumping of household-type debris (furniture and trash) along with construction-type debris (asphalt, concrete, drywall) were noted, primarily along the dirt road along the eastern side of the subject property, none of which appeared to be hazardous in nature. Numerous dirt piles of unknown origin were noted in the northeast corner of the subject property. No operations are currently performed on-site.

The subject property is designated for residential development by the City of Lancaster.

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

### 2.3 Current Use of Adjoining Properties

The subject property is located within an undeveloped and residential area of Lancaster, California. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM E1527-13 and E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

<b><i>Adjoining Properties</i></b>	
<b>North:</b>	Vacant land
<b>Northeast:</b>	Single-family residences across the intersection of 35 <sup>th</sup> Street West and West Avenue M-4
<b>East:</b>	Vacant land
<b>Southeast:</b>	Vacant land
<b>South:</b>	Single-family residences across West Avenue M-8
<b>Southwest:</b>	Single-family residences across West Avenue M-8
<b>West:</b>	Vacant land
<b>Northwest:</b>	Vacant land

No adjoining properties were identified in the regulatory database report of Section 4.2.

## **2.4 Physical Setting Sources**

### **2.4.1 Topography**

The 2022 United States Geological Survey (USGS) *Lancaster West, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 2,545 feet above mean sea level (MSL) on the south side, and 2,530 feet above MSL on the north side. The contour lines in the area of the subject property indicate the area is sloping gently toward the north-northwest.

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

### **2.4.2 Hydrology**

While under natural and undisturbed conditions, shallow groundwater flow most frequently follows the topography of the land surface. Natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation indicates the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the north-northwest.

According to a previous subsurface investigation conducted on a Regional Water Quality Control Board (RWQCB) site located approximately 1.36 miles to the northwest (41940 50<sup>th</sup> Street West, Case #T0603704814), the depth of groundwater in the vicinity of the subject property is inferred to be greater than 200 feet below ground surface (bgs).

The nearest surface water to the subject property is a retention pond located approximately 0.42 mile west of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Los Angeles County Waterworks District 40, Region 4 serves the subject property vicinity. The sources of public water for Lancaster are surface water from the State Water Project, and groundwater pumped from the Antelope Valley groundwater basin.

### **2.4.3 Geology/Soils**

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Adelanto course sandy loam. Adelanto soils are well drained coarse sandy loam and sandy loam that formed in alluvium derived from granite on terraces and alluvial fans. Slopes range from 2 to 5 percent.

The subject property is situated within the Antelope Valley within the southwestern portion of the Mojave Desert Region in the Mojave Desert physiographic province of the State of California. The Mojave Desert is a wedge-shaped structural block bounded on the north by the Garlock Fault and along the southwest by the San Andreas Fault. North of the Garlock Fault are the Sierra Nevada and Tehachapi Mountains. Southwest of the San Andreas Fault are the Transverse Ranges and Coastal Basins. To the east are a series of low hills that separate the Antelope Valley from the remainder of the Mojave Desert.

#### **2.4.4 Flood Zone Information**

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06037C0415F, dated September 26, 2008, the subject property appears to be located in Zone X (shaded); defined as moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee.

A copy of the reviewed flood map is included in Appendix B of this report.

### 3.0 HISTORICAL INFORMATION

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

<b>Historical Use Information</b>		
<b>Years</b>	<b>Resource</b>	<b>Description/Use</b>
1928-Present	Aerial Photographs, Topographic Maps, Onsite Observations	Undeveloped land

No potential environmental concerns were identified in association with the current or former use of the subject property.

#### 3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on March 25, 2022. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

<b>Date:</b>	<b>1928</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	Appears to be undeveloped land		
<b>North:</b>	Appears to be undeveloped land followed by a dirt road		
<b>Northeast:</b>	Appears to be undeveloped land		
<b>East:</b>	Appears to be undeveloped land		
<b>Southeast:</b>	Appears to be undeveloped land		
<b>South:</b>	Appears to be undeveloped land		
<b>Southwest:</b>	Appears to be undeveloped land		
<b>West:</b>	Appears to be undeveloped land followed by several dirt roads		
<b>Northwest:</b>	Appears to be undeveloped land followed by a dirt road		

<b>Date:</b>	<b>1948, 1956</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	No significant changes are visible		
<b>North:</b>	No significant changes are visible		
<b>Northeast:</b>	No significant changes are visible		
<b>East:</b>	No significant changes are visible		
<b>Southeast:</b>	Appears to be undeveloped land across a dirt road		
<b>South:</b>	Appears to be undeveloped land across a dirt road		
<b>Southwest:</b>	Appears to be undeveloped land across a dirt road		
<b>West:</b>	No significant changes are visible		
<b>Northwest:</b>	No significant changes are visible		

<b>Date:</b>	<b>1965, 1974, 1979, 1980</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	Appears to be undeveloped land with a dirt road crossing northwest to southeast across the northern portion		
<b>North:</b>	No significant changes are visible		
<b>Northeast:</b>	No significant changes are visible		
<b>East:</b>	Appears to be undeveloped land with a dirt road crossing through		
<b>Southeast:</b>	No significant changes are visible		
<b>South:</b>	No significant changes are visible		

<b>Date:</b>	<b>1965, 1974, 1979, 1980</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Southwest:</b>	No significant changes are visible		
<b>West:</b>	No significant changes are visible		
<b>Northwest:</b>	No significant changes are visible		

<b>Date:</b>	<b>1987</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	Appears to be undeveloped land with another dirt road crossing northwest to southeast		
<b>North:</b>	Appears to be undeveloped land across a dirt road		
<b>Northeast:</b>	No significant changes are visible		
<b>East:</b>	Appears to be undeveloped land with several dirt roads		
<b>Southeast:</b>	No significant changes are visible		
<b>South:</b>	No significant changes are visible		
<b>Southwest:</b>	No significant changes are visible		
<b>West:</b>	No significant changes are visible		
<b>Northwest:</b>	No significant changes are visible		

<b>Date:</b>	<b>1994, 2003</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	Appears to be undeveloped and with an additional dirt road across the southern portion		
<b>North:</b>	No significant changes are visible		
<b>Northeast:</b>	Appears to be under development with single-family residential uses		
<b>East:</b>	No significant changes are visible		
<b>Southeast:</b>	No significant changes are visible		
<b>South:</b>	No significant changes are visible		
<b>Southwest:</b>	No significant changes are visible		
<b>West:</b>	No significant changes are visible		
<b>Northwest:</b>	No significant changes are visible		

<b>Date:</b>	<b>2005</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	No significant changes are visible		
<b>North:</b>	No significant changes are visible		
<b>Northeast:</b>	No significant changes are visible		
<b>East:</b>	No significant changes are visible		
<b>Southeast:</b>	No significant changes are visible		
<b>South:</b>	Appears to be graded in preparation for development with single-family residences		
<b>Southwest:</b>	Appears to be graded in preparation for development with single-family residences		
<b>West:</b>	No significant changes are visible		
<b>Northwest:</b>	No significant changes are visible		

<b>Date:</b>	<b>2009, 2010, 2012, 2014, 2016, 2018, 2020</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	No significant changes are visible		
<b>North:</b>	No significant changes are visible		
<b>Northeast:</b>	Appears to be developed with additional single-family residences		
<b>East:</b>	No significant changes are visible		
<b>Southeast:</b>	No significant changes are visible		
<b>South:</b>	Appears to be developed with single-family residences across a paved road (West Avenue M-8)		

**Date:** 2009, 2010, 2012, 2014, 2016, 2018, 2020

**Scale:** 1"=500'

- Southwest:** Appears to be developed with single-family residences across a paved road (West Avenue M-8)
- West:** No significant changes are visible
- Northwest:** No significant changes are visible

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

### 3.2 Fire Insurance Maps

Partner reviewed the collection of Fire insurance maps (FIMs) from ERIS on March 27, 2022. FIM coverage was not available for the subject property.

### 3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on March 31, 2022 for past names and businesses that were listed for the subject property and adjacent properties. No listings were identified for the subject property or adjacent properties.

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

### 3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on March 27, 2022. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

**Date:** 1930, 1933

- Subject Property:** Depicted as unimproved land
- North:** Depicted as unimproved land followed by a dirt road
- Northeast:** Depicted as unimproved land
- East:** Depicted as unimproved land
- Southeast:** Depicted as unimproved land
- South:** Depicted as unimproved land
- Southwest:** Depicted as unimproved land
- West:** Depicted as unimproved land followed by several dirt roads
- Northwest:** Depicted as unimproved land followed by a dirt road

**Date:** 1958, 1974

- Subject Property:** No significant changes depicted
- North:** Depicted as unimproved land followed by a small structure
- Northeast:** No significant changes depicted
- East:** No significant changes depicted
- Southeast:** Depicted as unimproved land across a dirt road
- South:** Depicted as unimproved land across a dirt road
- Southwest:** Depicted as unimproved land across a dirt road
- West:** No significant changes depicted
- Northwest:** Depicted as unimproved land followed by an area labeled as quarries



**Date:** 2015, 2018, 2022

**Subject Property:** No details or structures are depicted with the exception of roads  
**North:** No details or structures are depicted with the exception of roads  
**Northeast:** No details or structures are depicted with the exception of roads  
**East:** No details or structures are depicted with the exception of roads  
**Southeast:** No details or structures are depicted with the exception of roads  
**South:** No details or structures are depicted with the exception of roads  
**Southwest:** No details or structures are depicted with the exception of roads  
**West:** No details or structures are depicted with the exception of roads  
**Northwest:** No details or structures are depicted with the exception of roads

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

## 4.0 REGULATORY RECORDS REVIEW

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### 4.1 Regulatory Agencies

#### 4.1.1 State Department

##### *Regulatory Agency Data*

**Name of Agency:** California Environmental Protection Agency (Cal/EPA)  
**Point of Contact:** <https://calepa.ca.gov/>  
**Agency Address:** 1001 I Street, Sacramento, California 95814  
**Agency Phone Number:** (916) 323-2514  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online

**Summary of Communication:**

The Cal EPA Regulated Site Portal is a database and interactive map that combines information from multiple state and federal data sources. The database provides an overview of regulated equipment, materials and activities for each site, such as underground and aboveground storage tanks; hazardous materials and waste; state and federal cleanups; impacted ground and surface waters; and/or toxic materials. No listings were identified using any of the subject property identifiers.

#### 4.1.2 Health Department

##### *Regulatory Agency Data*

**Name of Agency:** Los Angeles Department of Public Health  
**Point of Contact:** <http://publichealth.lacounty.gov/phi/admin.htm>  
**Agency Address:** 313 North Figueroa Street, Los Angeles, California 90012  
**Agency Phone Number:** (213) 240-7785  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online

**Summary of Communication:**

The Public Health Investigation (PHI) Administration serves as the Custodian of Records for the Department of Public Health. However, as of July 1, 2017, all Hazardous Material report requests are handled by the Los Angeles County Fire Department, Health Hazmat Division (LACoFD). See below for additional information.

#### 4.1.3 Fire Department

##### *Regulatory Agency Data*

**Name of Agency:** Los Angeles County Fire Department  
**Point of Contact:** <https://fire.lacounty.gov/public-records-requests/>  
**Agency Address:** 1320 North Eastern Avenue, Los Angeles, California 90063  
**Agency Phone Number:** (323) 890-4045  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online

**Summary of Communication:**

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs were identified using any of the subject property identifiers.

#### 4.1.4 Air Pollution Control Agency

##### Regulatory Agency Data

**Name of Agency:** Antelope Valley Air Quality Management District (AQMD)  
**Point of Contact:** <https://avaqmd.ca.gov>  
**Agency Address:** 43301 Division Street, Suite 206, Lancaster, CA 93535  
**Agency Phone Number:** (661) 723-8070  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Email  
**Summary of Communication:**

No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were identified using any of the subject property identifiers.

#### 4.1.5 Regional Water Quality Agency

##### Regulatory Agency Data

**Name of Agency:** Regional Water Quality Control Board (RWQCB)  
**Point of Contact:** <https://geotracker.waterboards.ca.gov/>  
**Agency Address:** 320 West 4<sup>th</sup> Street, Los Angeles, California 90013  
**Agency Phone Number:** (213) 576-6600  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were identified using any of the subject property identifiers.

#### 4.1.6 Department of Toxic Substances Control

##### Regulatory Agency Data

**Name of Agency:** California Department of Toxic Substances Control (DTSC)  
**Point of Contact:** <http://www.envirostor.dtsc.ca.gov/public/>  
<http://hwts.dtsc.ca.gov>  
**Agency Address:** 1001 I Street, Sacramento, California 95814  
**Agency Phone Number:** (916) 323-7811  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online

##### Summary of Communication:

The EnviroStor database is the DTSC's data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reason to investigate further. No records were identified using any of the subject property identifiers.

The DTSC Hazardous Waste Tracking System (HWTS) was researched for hazardous waste manifest data submitted to the California DTSC. No listings were identified using any of the subject property identifiers.

#### 4.1.7 Building Department

##### Regulatory Agency Data

**Name of Agency:** Lancaster Building Department  
**Point of Contact:** <https://aca-prod.accela.com/LANCASTER/Default.aspx>  
**Agency Address:** 44933 North Fern Avenue, Lancaster, California 93534  
**Agency Phone Number:** (661) 723-6144  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online  
**Summary of Communication:**

The Building Department was unable to provide any records using the subject property identifiers.

#### 4.1.8 Planning Department

##### Regulatory Agency Data

**Name of Agency:** Lancaster Planning Department  
**Point of Contact:** <https://www.cityoflancasterca.org/Home/ShowDocument?id=10749>  
**Agency Address:** 44933 North Fern Avenue, Lancaster, California 93534  
**Agency Phone Number:** (661) 723-6129  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online  
**Summary of Communication:**

According to records reviewed, the subject property is zoned SRR for Semi-Rural Residential development by the City of Lancaster.

#### 4.1.9 Oil & Gas Exploration

##### Regulatory Agency Data

**Name of Agency:** California Geologic Energy Management Division (CalGEM)  
**Point of Contact:** <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>  
**Agency Address:** 801 K Street, MS 24-01, Sacramento, California  
**Agency Phone Number:** (916) 322-1080  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online  
**Summary of Communication:**

According to CalGEM, no oil or gas wells are located on or adjacent to the subject property.

#### 4.1.10 Assessor's Office

##### Regulatory Agency Data

**Name of Agency:** Los Angeles County Office of the Assessor  
**Point of Contact:** <https://assessor.lacounty.gov/>  
**Agency Address:** 500 West Temple Street, Los Angeles, California  
**Agency Phone Number:** (213) 974-3211  
**Date of Contact:** March 31, 2022  
**Method of Communication:** Online

## **Regulatory Agency Data**

### **Summary of Communication:**

According to records reviewed, the subject property is identified by APNs 3111-001-063 and 3111-001-088. The subject property is currently vacant and totals 19.83 acres. No records regarding property ownership for the subject property was on file with the Assessor's Office.

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

## **4.2 Mapped Database Records Search**

The regulatory database report provided by Environmental Risk Information Services (ERIS) documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM E1527-13 and E1527-21. The data from these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

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

#### 4.2.1 Regulatory Database Summary

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

<b>Radius Report Data</b>					
<b>Database</b>	<b>AMSD Radius (mile)</b>	<b>Listings Identified</b>		<b>Surrounding Area Sites of Concern</b>	
		<b>Subject Property</b>	<b>Adjoining Properties</b>		
Federal NPL	1.00	N	N	N	
Delisted NPL Site	0.50	N	N	N	
Federal SEMS Site	0.50	N	N	N	
Federal SEMS-ARCHIVE	0.50	N	N	N	
Federal RCRA CORRACTS Facility	1.00	N	N	N	
Federal RCRA TSDF Facility	0.50	N	N	N	
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	Subject and Adjoining	N	N	N/A	
Federal IC/EC Registries	Subject Property	N	N/A	N/A	
Federal ERNS Site	Subject Property	N	N/A	N/A	
State/Tribal Equivalent NPL	1.00	N	N	N	
State/Tribal Equivalent CERCLIS	1.00	N	N	N	
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N	
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	N	
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	N	N/A	
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N/A	
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N	
State/Tribal Spills	0.125	N	N	N	
Federal Brownfield Sites	0.50	N	N	N	
State Brownfield Sites	0.50	N	N	N	

#### 4.2.2 Subject Property Listings

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

#### 4.2.3 Adjoining Property Listings

The adjoining properties are not identified in the regulatory database report.

#### 4.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

#### 4.2.5 Unplottable Listings

No unplottable listings are identified in the regulatory database report.

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



## 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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

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

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

Pursuant to ASTM E1527-13 and E1527-21, Partner requested the following site information from Royal Investors Group, LLC (User of this report).

### ***User Responsibilities***

<b>Item</b>	<b>Provided By User</b>	<b>Not Provided By User</b>
AAI User Questionnaire		<b>X</b>
Title Records, Environmental Liens, and AULs		<b>X</b>
Specialized Knowledge		<b>X</b>
Actual Knowledge		<b>X</b>
Valuation Reduction for Environmental Issues		<b>X</b>
Identification of Key Site Manager		<b>X</b>
Reason for Performing Phase I ESA	<b>X</b>	
Prior Environmental Reports		<b>X</b>
Other		<b>X</b>

## 5.1 Interviews

### 5.1.1 Interview with Owner

The owners of the subject property were not available to be interviewed at the time of the assessment.

### 5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report.

### **5.1.3 Interview with Key Site Manager**

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

According to Ms. Pinero, the subject property is undeveloped. Ms. Pinero further stated that there are no USTs, ASTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of her knowledge.

### **5.1.4 Interviews with Past Owners, Operators, and Occupants**

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

## **5.2 User Provided Information**

### **5.2.1 Title Records, Environmental Liens, and AULs**

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

### **5.2.2 Specialized Knowledge**

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

### **5.2.3 Actual Knowledge of the User**

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

### **5.2.4 Valuation Reduction for Environmental Issues**

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

### **5.2.5 Commonly Known or Reasonably Ascertainable Information**

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

### **5.2.6 Previous Reports and Other Provided Documentation**

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

## 6.0 SITE RECONNAISSANCE

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

### **Site Assessment Data**

**Site Assessment Performed By:** Carol Noland  
**Site Assessment Conducted On:** April 13, 2022

The table below provides the subject property personnel interviewed during the site reconnaissance:

### **Site Visit Personnel for Southeast Corner of the Intersection of 35th Street East and Avenue J (Subject Property)**

<b>Name</b>	<b>Title/Role</b>	<b>Contact Number</b>	<b>Site Walk* Yes/No</b>
Ms. Kris Pinero	Property Management Consultant and Property Owner Representative	(661) 621-8912	No

\* Ms. Pinero did not accompany Partner during the site reconnaissance activities; however, she did provide information pertaining to the subject property and a copy of the previous site assessment.

No potential environmental concerns were identified during the site reconnaissance.

### **6.1 General Site Characteristics**

#### **6.1.1 Solid Waste Disposal**

Solid waste is not currently generated at the subject property. Several areas of discarded debris including household-type and construction-type debris were observed on the subject property during the site reconnaissance. No evidence of hazardous substances disposal, staining, or unusual odors was identified in association with the discarded debris. No other evidence of illegal dumping of solid waste was observed during the site reconnaissance.

#### **6.1.2 Sewage Discharge and Disposal**

Sanitary discharges are not currently generated at the subject property. No wastewater treatment facilities or septic systems were observed or reported on the subject property.

#### **6.1.3 Stormwater and Surface Water Drainage**

No paved surfaces are present on the subject property. Stormwater directly infiltrates on-site soils.

#### **6.1.4 Source of Heating and Cooling**

No buildings or structures are located on the subject property. As such, no heating or cooling equipment was present.

#### **6.1.5 Wells and Cisterns**

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

### **6.1.6 Wastewater**

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

### **6.1.7 Septic Systems**

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

### **6.1.8 Additional Site Observations**

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

## **6.2 Potential Environmental Hazards**

### **6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Subject Property**

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

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

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

### **6.2.3 Evidence of Releases**

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

### **6.2.4 Polychlorinated Biphenyls (PCBs)-Containing Items**

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

### **6.2.5 Strong, Pungent, or Noxious Odors**

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

### **6.2.6 Pools of Liquid**

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

### **6.2.7 Drains, Sumps, and Clarifiers**

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

### **6.2.8 Pits, Ponds, and Lagoons**

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

### **6.2.9 Stressed Vegetation**

No stressed vegetation was observed on the subject property.

### **6.2.10 Additional Potential Environmental Hazards**

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

## **6.3 Non-Scope ASTM Considerations**

### **6.3.1 Asbestos-Containing Materials (ACMs)**

No buildings or structures are located on the subject property. As such, an asbestos evaluation was not required by the scope of services.

### **6.3.2 Lead-Based Paint (LBP)**

No buildings or structures are located on the subject property. As such, a LBP evaluation was not required by the scope of services.

### **6.3.3 Radon**

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

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

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

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

### **6.3.4 Lead in Drinking Water**

Potable water is not supplied to the subject property. According to available information, a public water system operated by the Los Angeles County Waterworks District 40 serves the subject property vicinity. The sources of public water for Lancaster are surface water from the State Water Project, and groundwater pumped from the Antelope Valley groundwater basin. According to the 2020 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper.

### **6.3.5 Mold**

No buildings or structures are located on the subject property. As such, a mold evaluation was not required by the scope of services.

### **6.3.6 Wetlands**

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

### **6.4 Adjoining Property Reconnaissance**

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



## 7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

<i>Potential for Vapor Encroachment to Impact the Subject Property</i>	
<b>Area of Concern</b>	<b>Likely or Known VEC to Subject Property</b>
Subject Property Existing Operations or Conditions	None identified that impact the subject property
Historical Uses of the Subject Property	None identified that impact the subject property
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property

## 8.0 FINDINGS AND CONCLUSIONS

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### Findings and Opinions

#### ***Recognized Environmental Condition***

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

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

#### ***Controlled Recognized Environmental Condition***

A *controlled recognized environmental condition (CREC)* refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

#### ***Historical Recognized Environmental Condition***

A *historical recognized environmental condition (HREC)* refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

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

#### ***Business Environmental Risk***

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Several areas of minor dumping of household-type debris (furniture and trash) along with construction-type debris (asphalt, concrete, drywall) were noted, primarily along the dirt road along the eastern side of the subject property, none of which appeared to be hazardous in nature. Numerous dirt piles of unknown origin were noted in the northeast corner of the subject property.

### ***Significant Data Gaps***

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

### **Conclusions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of 35th Street West and West Avenue M-8 in Lancaster, Los Angeles County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Partner recommends the following:

- Although none of the debris located on the subject property appeared to be hazardous in nature, should hazardous material be encountered during removal of the debris, it should be disposed of at an appropriate facility.

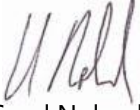
## 9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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Partner has performed a Phase I Environmental Site Assessment of the property located at 35th Street West and West Avenue M-8 in Lancaster, Los Angeles County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Carol Noland  
Environmental Professional

Reviewed By:



Erin Basel  
Senior Author

## 10.0 REFERENCES

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### Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 and E1527-21.

Environmental Risk Information Services (ERIS), Radius Report, March 2022

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, March 2022

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, March 2022

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, March 2022

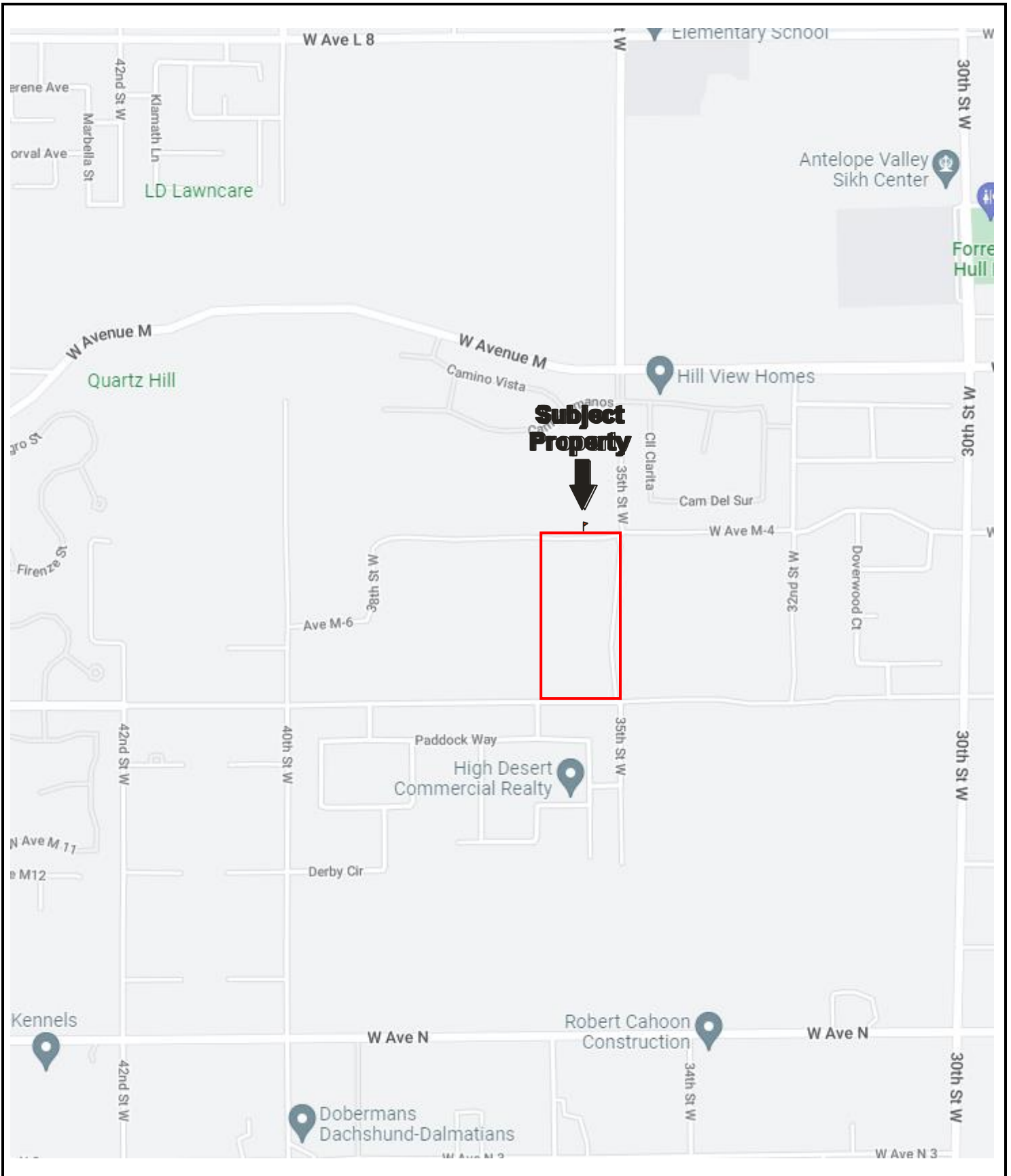
United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, March 2022

United States Geological Survey, accessed via the Internet, March 2022

## **FIGURES**

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- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



Drawing Not To Scale

KEY:  
Subject Property 

FIGURE 1: SITE LOCATION MAP  
Project No. 21-348815.1



GROUNDWATER FLOW 

KEY:  
Subject Property 

FIGURE 2: SITE PLAN  
Project No. 21-348815.1





USGS 7.5 Minute *Lancaster West, California* Quadrangle  
 Created: 2022

KEY:  
 Subject Property 

FIGURE 3: TOPOGRAPHIC MAP  
 Project No. 21-348815.1

## **APPENDIX A: SITE PHOTOGRAPHS**

---



1. View north along east side of subject property



2. View northwest from southeast corner of subject property



3. View west along south side of subject property



4. View west along north side of subject property



5. View southwest from northeast corner of subject property



6. View south along east side of subject property





7. View east along north side of subject property



8. View southeast from northwest corner of subject property



9. View south along west side of subject property



10. View east along south side of subject property



11. View northeast from southwest corner of subject property



12. View north along west side of subject property





13. View south from center of subject property



14. View north from center of subject property



15. Debris near east side of subject property



16. Debris near east side of subject property



17. Furniture near east side of subject property



18. Furniture near east side of subject property





19. Drywall debris near east side of subject property



20. Asphalt debris near east side of subject property



21. Concrete debris near east side of subject property



22. Concrete debris near east side of subject property



23. Dirt pile on east side of subject property



24. Dirt pile on east side of subject property





25. Dirt piles near northeast side of subject property



26. Dirt piles near northeast side of subject property



27. Concrete debris in northwest corner of subject property



28. Scattered debris on west side of subject property



29. Furniture on west side of subject property



30. Adjoining property to north





31. Adjoining property to northeast



32. Adjoining property to east



33. Adjoining property to southeast



34. Adjoining property to south



35. Adjoining property to southwest



36. Adjoining property to west



## **APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION**



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# HISTORICAL AERIALS

**Project Property:** TTM 67239 - Lancaster CA  
35th Street West and Avenue M-8  
LANCASTER CA

**Project No:** 21-348815.1

**Requested By:** Partner Engineering and Science, Inc.

**Order No:** 22032500468

**Date Completed:** March 25, 2022

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

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*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

<b>Date</b>	<b>Source</b>	<b>Scale</b>	<b>Comments</b>
1928	FAIRCHILD	1" = 500'	
1948	United States Geological Survey	1" = 500'	
1956	United States Geological Survey	1" = 500'	
1965	Agricultural Stabilization & Conserv. Service	1" = 500'	
1974	United States Geological Survey	1" = 500'	
1979	United States Geological Survey	1" = 500'	
1980	United States Department of Agriculture	1" = 500'	
1987	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	1" = 500'	
2003	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	

**Environmental Risk Information Services**

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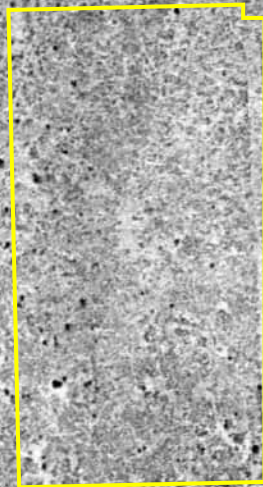
1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)



one inch



**Subject  
Property**



Year: 1928  
Source: FAIRCHILD  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

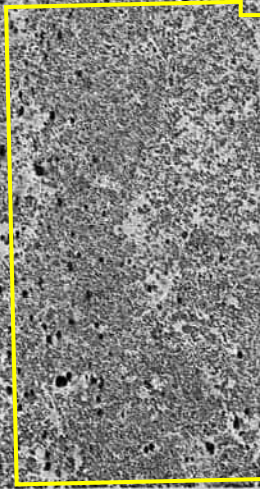
**PARTNER**



one inch



**Subject  
Property**



Year: 1948  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

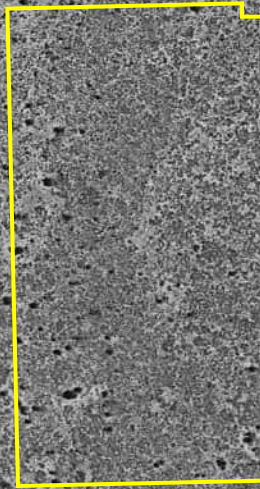
**PARTNER**



one inch



**Subject  
Property**



Year: 1956  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

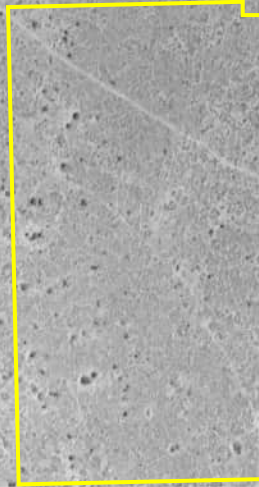
**PARTNER**



one inch



**Subject  
Property**



Year: 1965  
Source: ASCS  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

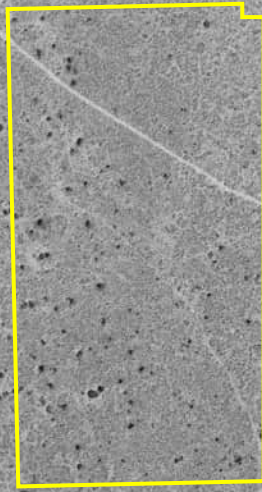
**PARTNER**



one inch



**Subject  
Property**



Year: 1974  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

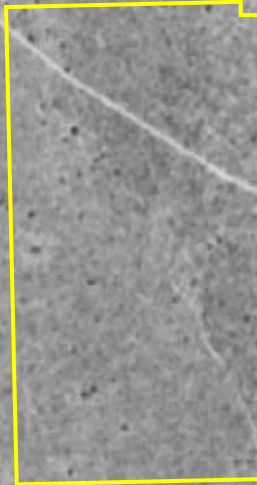
**PARTNER**



one inch



**Subject  
Property**



Year: 1979  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

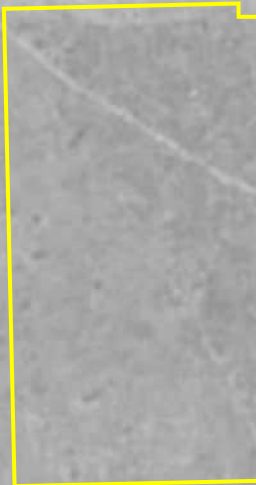
Order No: 22032500468

**PARTNER**

one inch



**Subject  
Property**




Year: 1980  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

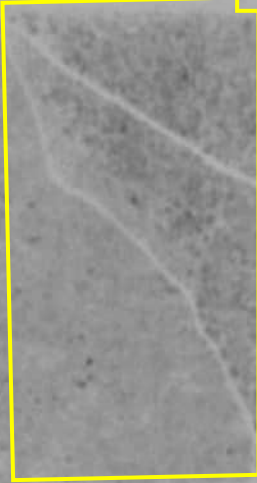
Order No: 22032500468

**PARTNER**



one inch 

**Subject  
Property**



Year: 1987  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

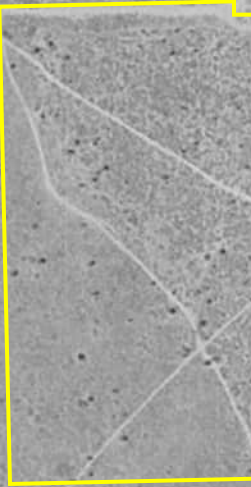
**PARTNER**



one inch



**Subject  
Property**



Year: 1994  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2003  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468





one inch 

**Subject  
Property**



Year: 2005  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2009  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2010  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2012  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2014  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2016  
Source: USDA  
Scale: 1" = 500'  
Comment:

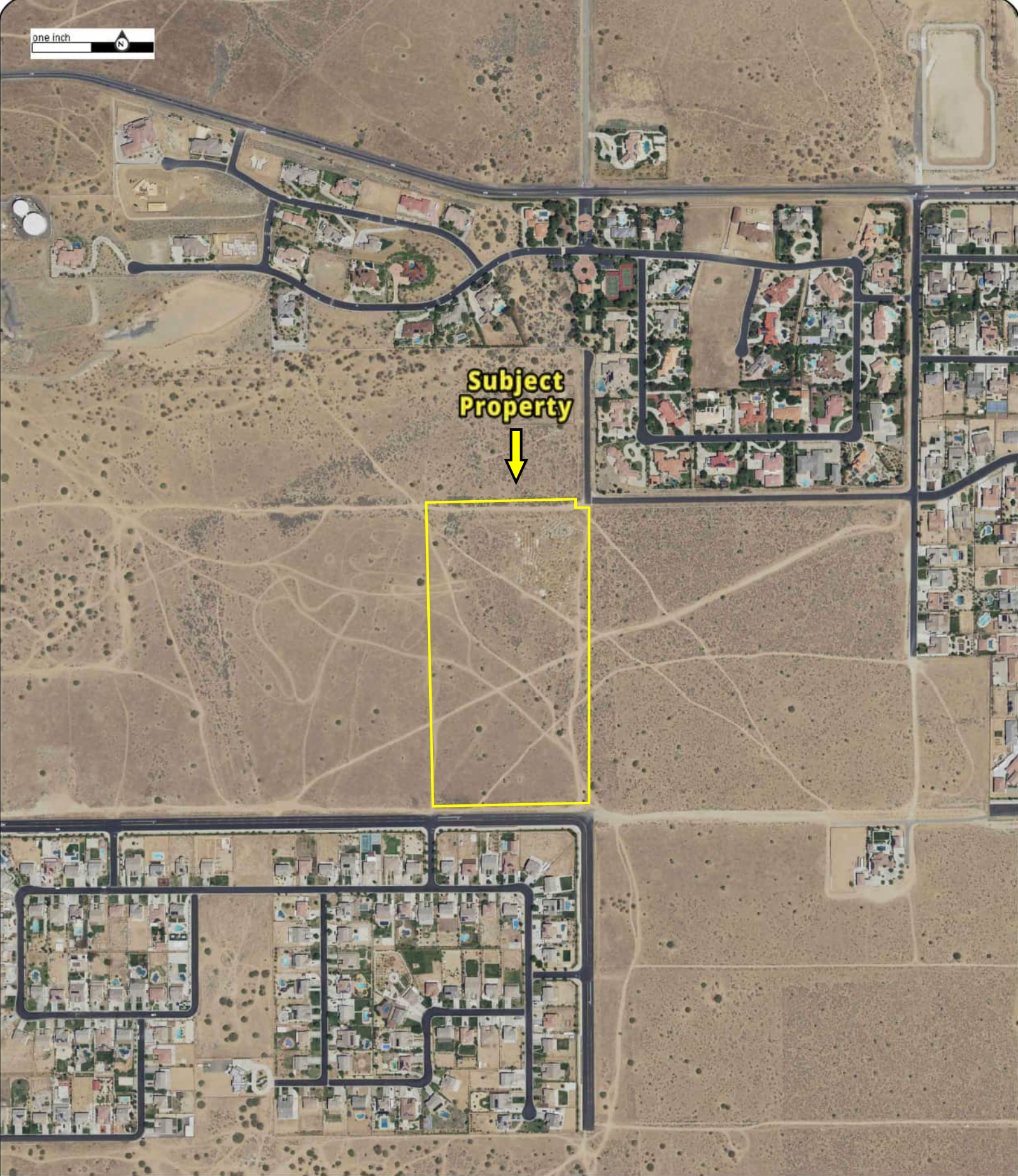
Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2018  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**



one inch



**Subject  
Property**



Year: 2020  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: 35th Street West and Avenue M-8, LANCASTER, CA  
Approx Center: -118.19345312,34.64026301

Order No: 22032500468

**PARTNER**





—  
FIRE  
INSURANCE  
MAPS

**Project Property:** TTM 67239 - Lancaster CA  
35th Street West and Avenue M-8  
LANCASTER CA

**Project No:** 21-348815.1

**Requested By:** Partner Engineering and Science, Inc.

**Order No:** 22032500468

**Date Completed:** March 27, 2022

---

**Please note that no information was found for your site or adjacent properties.**



---

CITY  
**DIRECTORY**

**Project Property:** *TTM 67239 - Lancaster CA  
35th Street West and Avenue M-8  
LANCASTER, CA*

**Project No:** *21-348815.1*

**Requested By:** *Partner Engineering and Science, Inc.*

**Order No:** *22032500468*

**Date Completed:** *March 31, 2022*

**Environmental Risk Information Services**

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March 31, 2022  
RE: CITY DIRECTORY RESEARCH  
35th Street West and Avenue M-8  
LANCASTER,CA

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

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

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

**Search Criteria:**

42000-43000 of 35th St W  
2700-4150 of W Avenue M8

**Search Notes:**



## Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2009	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1989	HAINES	
1987	HAINES	
1981	HAINES	
1975	HAINES	
1972	HAINES	

### Environmental Risk Information Services

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42016 **JESSICA DIRKES**...RESIDENTIAL  
42532 **COURTNEY JOHNSON**...RESIDENTIAL  
42612 **RAYMUNDA WARREN**...RESIDENTIAL  
42618 **ALAN BRATT**...RESIDENTIAL  
42626 **SUZETTE MANNING**...RESIDENTIAL  
42646 **ARNOLD STANLEY**...RESIDENTIAL  
42654 **NANCY MAJORS**...RESIDENTIAL  
42708 **DAWN BOWER**...RESIDENTIAL  
42720 **ROBERT LENZ**...RESIDENTIAL  
42726 **MARIO PALACIOS**...RESIDENTIAL  
42734 **ROBERT CLIFFORD**...RESIDENTIAL

4123 **ANNAMARIE MEIER**...RESIDENTIAL

42016 JESSICA DIRKES...RESIDENTIAL  
42532 COURTNEY JOHNSON...RESIDENTIAL  
42532 JAMES JOHNSON...RESIDENTIAL  
42532 LINDA JOHNSON...RESIDENTIAL  
42532 SAMANTHA JOHNSON...RESIDENTIAL  
42612 RAYMUNDA WARREN...RESIDENTIAL  
42618 ALAN BRATT...RESIDENTIAL  
42626 SUZETTE MANNING...RESIDENTIAL  
42640 ISLAND PEST MANAGEMENT...EXTERMINATING & PEST CONTROL SERVICES  
42654 NANCY MAJORS...RESIDENTIAL  
42708 DAWN BOWER...RESIDENTIAL  
42708 ERIC BOWER...RESIDENTIAL  
42708 JOSHUA BOWER...RESIDENTIAL  
42734 ROBERT CLIFFORD...RESIDENTIAL

4123 ANNAMARIE MEIER...RESIDENTIAL

42016 F AUTRY...RESIDENTIAL  
42426 JACK YOWELL...RESIDENTIAL  
42532 COURTNEY JOHNSON...RESIDENTIAL  
42532 JIM JOHNSON...RESIDENTIAL  
42612 LUDIN BAGKING...RESIDENTIAL  
42618 PATRICIA BRATT...RESIDENTIAL  
42626 CANDICE BRUNELLE...RESIDENTIAL  
42626 SUZETTE MANNING...RESIDENTIAL  
42632 DOUGLAS NILSON...RESIDENTIAL  
42632 SEAN CONNOLLY...RESIDENTIAL  
42646 RONALD STANLEY...RESIDENTIAL  
42654 NANCY MAJORS...RESIDENTIAL  
42708 ELISA BOWER...RESIDENTIAL  
42708 ERIC BOWER...RESIDENTIAL  
42720 ROBERT LENZ...RESIDENTIAL  
42720 ROBIN LENZ...RESIDENTIAL  
42734 ROBERT CLIFFORD...RESIDENTIAL

4109 DAVE DAVENPORT...RESIDENTIAL  
4109 DAVID DAVENPORT...RESIDENTIAL  
4123 RICHARD MEIER...RESIDENTIAL

42414 AVALON...MISC PERSONAL SVS  
42414 AVALON...MASSAGE THERAPISTS

NO LISTING FOUND



- 42532 HERBERT R SHULL...RESIDENTIAL
- 42618 EDWIN E BRATT...RESIDENTIAL
- 42632 DOUGLAS & BARBARA NILSON...RESIDENTIAL
- 42646 RONALD S STANLEY...RESIDENTIAL
- 42654 ROBERT MAJORS...RESIDENTIAL

NO LISTING FOUND

**2000**

SOURCE: DIGITAL BUSINESS DIRECTORY

**35TH ST W**

NO LISTING FOUND

**2000**

SOURCE: DIGITAL BUSINESS DIRECTORY

**W AVENUE M8**

NO LISTING FOUND

**1989**

SOURCE: HAINES

**35TH ST W**

42414 XXXX...  
42426 YOWELL JACK K...  
42426 YOWELL SWAHUA C...  
42532 SHULL HERBERT R...  
42612 JOHNSON DONALD...  
42618 BRATT EDWIN E...  
42626 XXXX...  
42632 NILSON BARBARA...  
42632 NILSON DOUGLAS...  
42646 MYERS JOHN...  
42654 MAJORS ROBT J...  
42708 XXXX...  
42720 DANIELS EARL L...  
42726 XXXX...  
42734 XXXX...  
42844 XXXX...

**1989**

SOURCE: HAINES

**W AVENUE M8**

2711 BLESSING D A 2D...  
2714 XXXX...  
2735 REMY RON...  
2736 XXXX...  
2754 SCHAFNITZ GORDON...  
2754 SCHAFNITZ SHERMAN...  
2755 HANCE JOHN CONSTR...  
2809 XXXX...  
2810 CARA JERRY...  
2820 CURRIE JAS...  
2820 CURRIE LINDA...  
2823 FARIES PHILIP C...



**1987**

SOURCE: HAINES

**35TH ST W**

42414 XXXX...  
42426 YOWELL JACK K...  
42426 YOWELL SWAHUA C...  
42532 SHULL HERBERT A...  
42612 GUNN RHONDA...  
42618 BRATT EDWIN E...  
42626 XXXX...  
42632 XXXX...  
42640 METZGER MIKE...  
42646 MYERS JOHN...  
42654 MAJORS ROBT J...  
42708 XXXX...  
42720 DANIELS EARL L...  
42726 XXXX...  
42734 XXXX...  
42844 XXXX...

**1987**

SOURCE: HAINES

**W AVENUE M8**

2711 BLESSING D A 2D...  
2714 XXXX...  
2735 REMY RON...  
2736 XXXX...  
2754 SCHAFNITZ SHERMAN...  
2755 HANCE JOHN CONSTR...  
2809 XXXX...  
2810 CAAR JERRY...  
2820 CURRIE JAS...  
2820 CURRIE LINDA...  
2823 FARIES PHILIP C...  
2855 FRANCISCO ALBERT...

**1981**

SOURCE: HAINES

**35TH ST W**

42414 PRICE JOHN ANTHONY...  
42426 YOWELL JACK K...  
42532 SHULL HERBERT R...  
42532 SHULL JULIE...  
42612 THOMPSON MELVIN...  
42618 BRATI EDWIN E...  
42626 HANDWERK HAROLD J...  
42632 XXXX ...  
42646 MYERS JOHN ...  
42654 MAJORS ROBT J ...  
42708 XXXX ...  
42720 DANIELS EARL L ...  
42726 PORTER ARTIEL ...  
42734 XXXX ...  
42844 SIMS CARLIE ...  
42862 SMITH THOS B ...  
42932 FISCHER GARY ...  
42933 XXXX ...

**1981**

SOURCE: HAINES

**W AVENUE M8**

2711 BLESSING D A 2D...  
2714 XXXX...  
2736 DALY JEFFREY J...  
2754 SCHAFNITZ SHERMAN...  
2755 XXXX...  
2809 EATON JAS C...  
2810 MCKEONE STEVEN D...  
2820 XXXX...  
2823 FARIES PHILIP C...  
2823 SORRELLS TERRY...  
2855 XXXX...

**1975**

SOURCE: HAINES

**35TH ST W**

42414 PRICE JOHN A...  
42426 LOEW WM J...  
42532 BONDS BERRY D...  
42532 SHULL KERBERT R...  
42612 THOMPSON MELVIN...  
42618 BRATT EDWIN E...  
42646 MYERS JOHN...  
42654 MAJORS ROBT J...  
42720 TRUMBO JAS E...  
42726 PORTER ARTIE L...  
42734 CLIFFORD ROBT W...

**1975**

SOURCE: HAINES

**W AVENUE M8**

2714 XXXX...  
2754 XXXX...  
2809 BABB S J...  
2820 ROSS LAWRENCE G...  
2820 UNITED TCHNGLY CNTR...  
2823 POWER GERALD B...  
2855 XXXX...



**1972**

SOURCE: HAINES

**35TH ST W**

STREET NOT LISTED

**1972**

SOURCE: HAINES

**W AVENUE M8**

STREET NOT LISTED



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# TOPOGRAPHIC MAPS

**Project Property:** TTM 67239 - Lancaster CA  
35th Street West and Avenue M-8  
LANCASTER CA None

**Project No:** 21-348815.1

**Requested By:** Partner Engineering and Science, Inc.

**Order No:** 22032500468

**Date Completed:** March 27, 2022

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

Year	Map Series
1930	7.5
1931	7.5
1933	7.5
1936	7.5
1958	15
1974	7.5
2015	7.5
2018	7.5
2022	7.5

**Topographic Map Symbology for the maps may be available in the following documents:**

*Pre-1947*

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

*1947-2009*

[Topographic Map Symbols](#)

*2009-present*

[US Topo Map Symbols](#)

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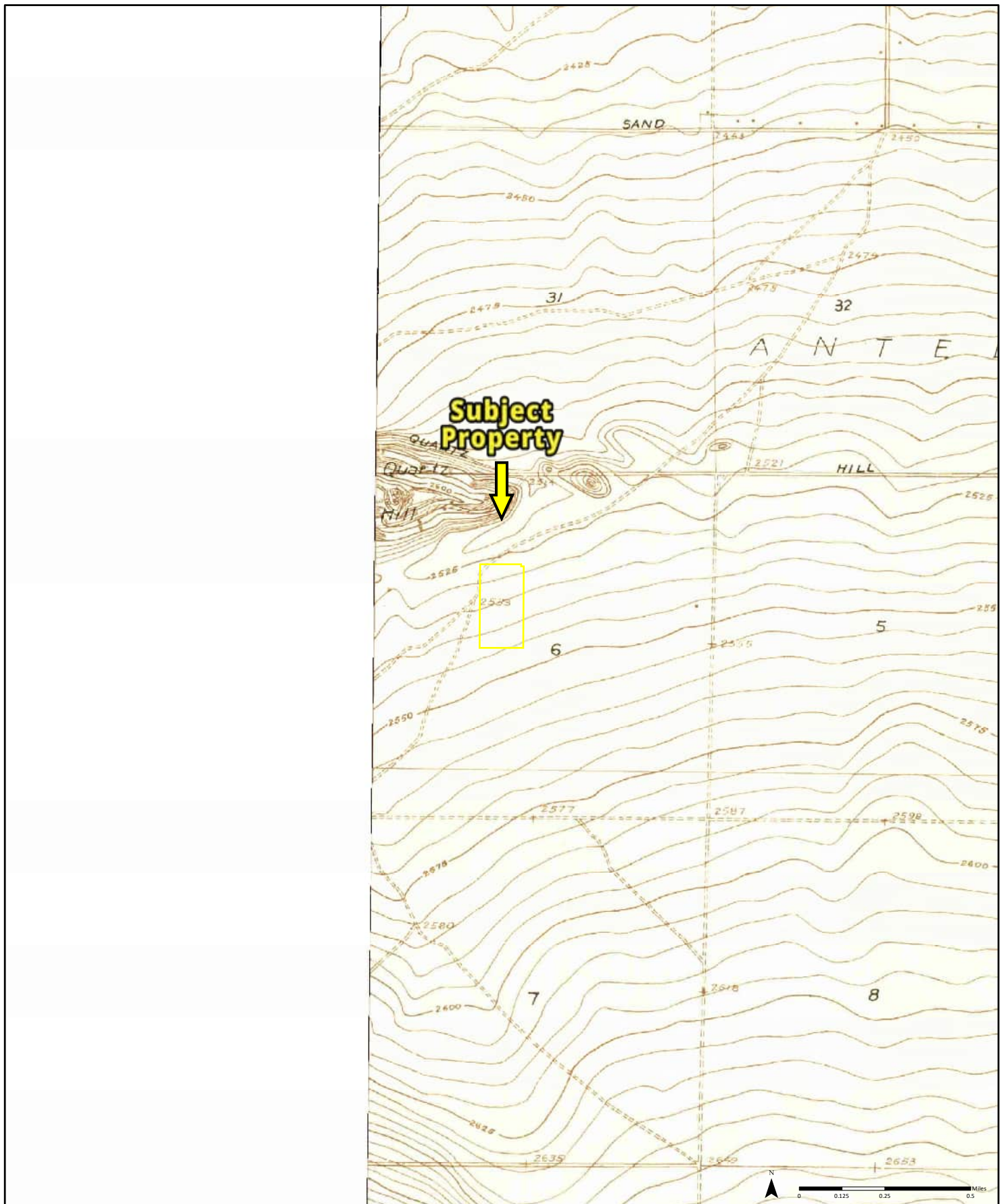
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**1930**

**Quadrangle(s): Lancaster, CA**

Order No. 22032500468

Source: USGS 7.5 Minute Topographic Map

**PARTNER**



**Subject  
Property**



**1931**

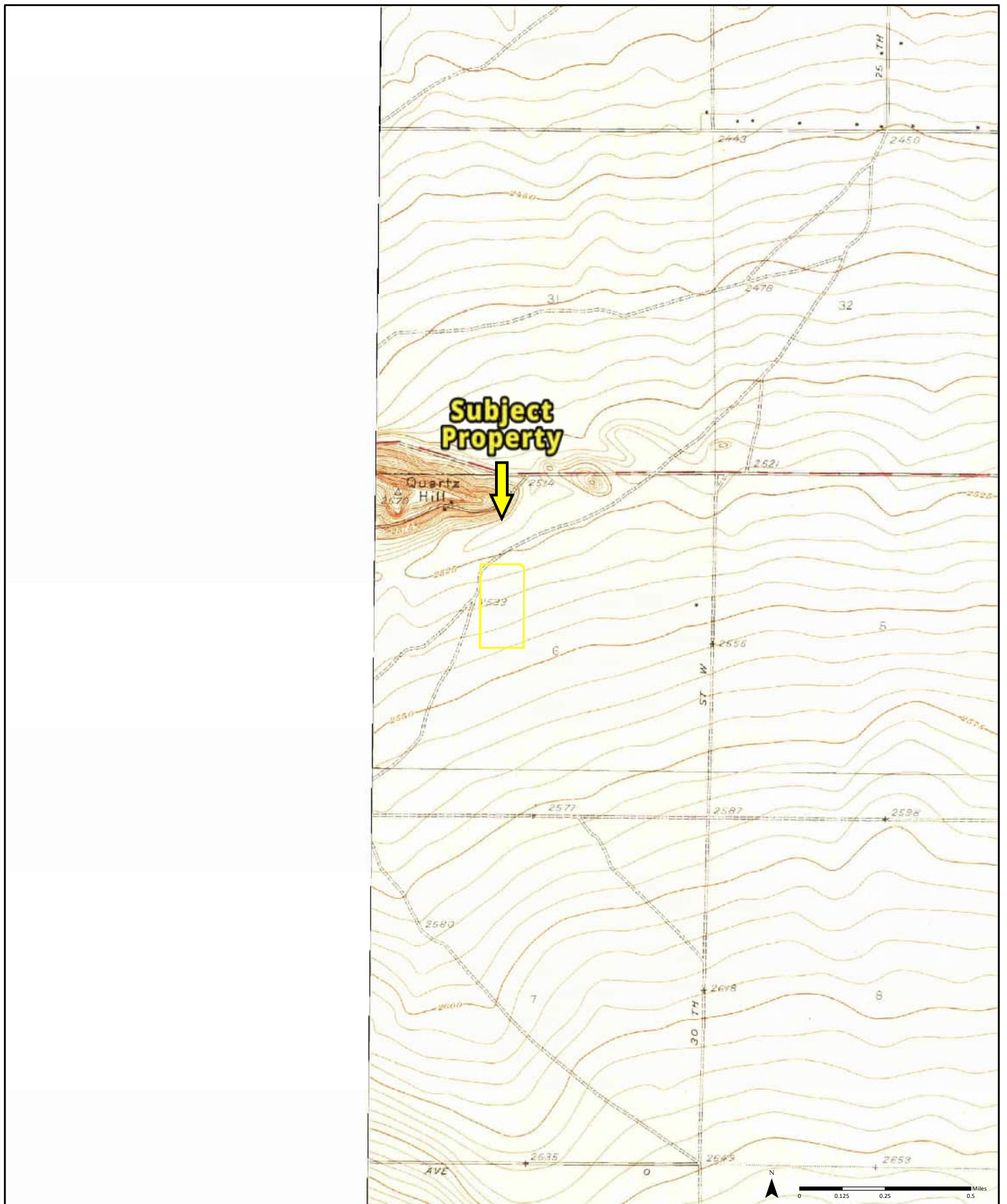
**Quadrangle(s): Del Sur, CA**

Source: USGS 7.5 Minute Topographic Map

Order No. 22032500468

**PARTNER**





1933

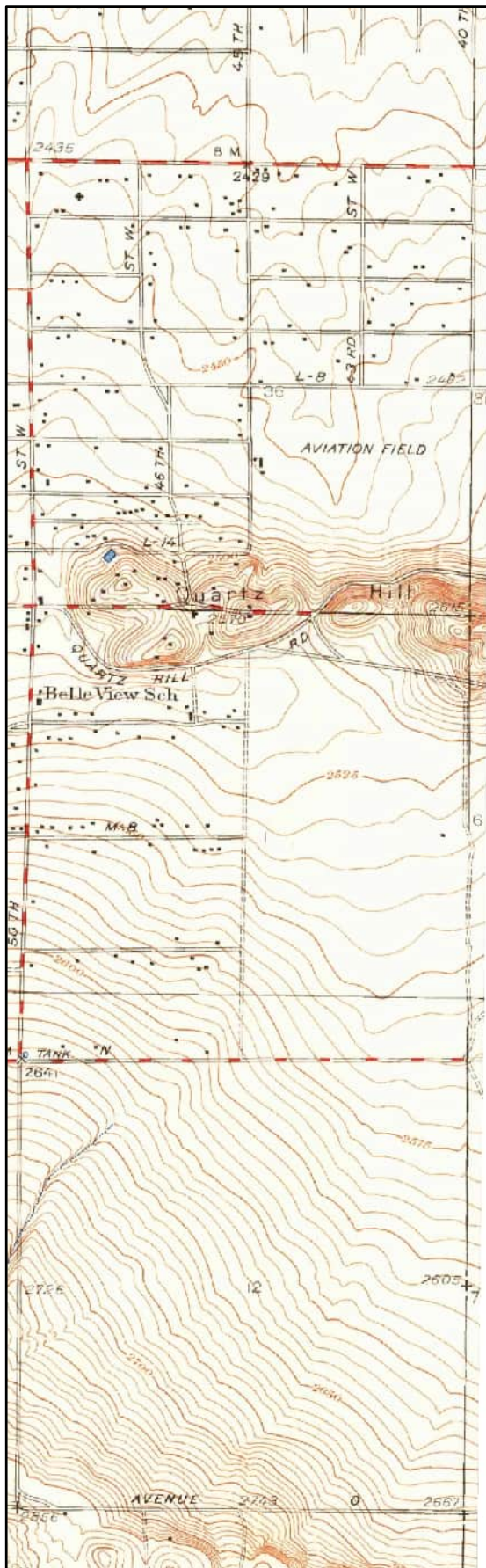
Quadrangle(s): Lancaster, CA

Order No. 22032500468

Source: USGS 7.5 Minute Topographic Map

**PARTNER**





**Subject  
Property**



0 0.125 0.25 0.5 Miles

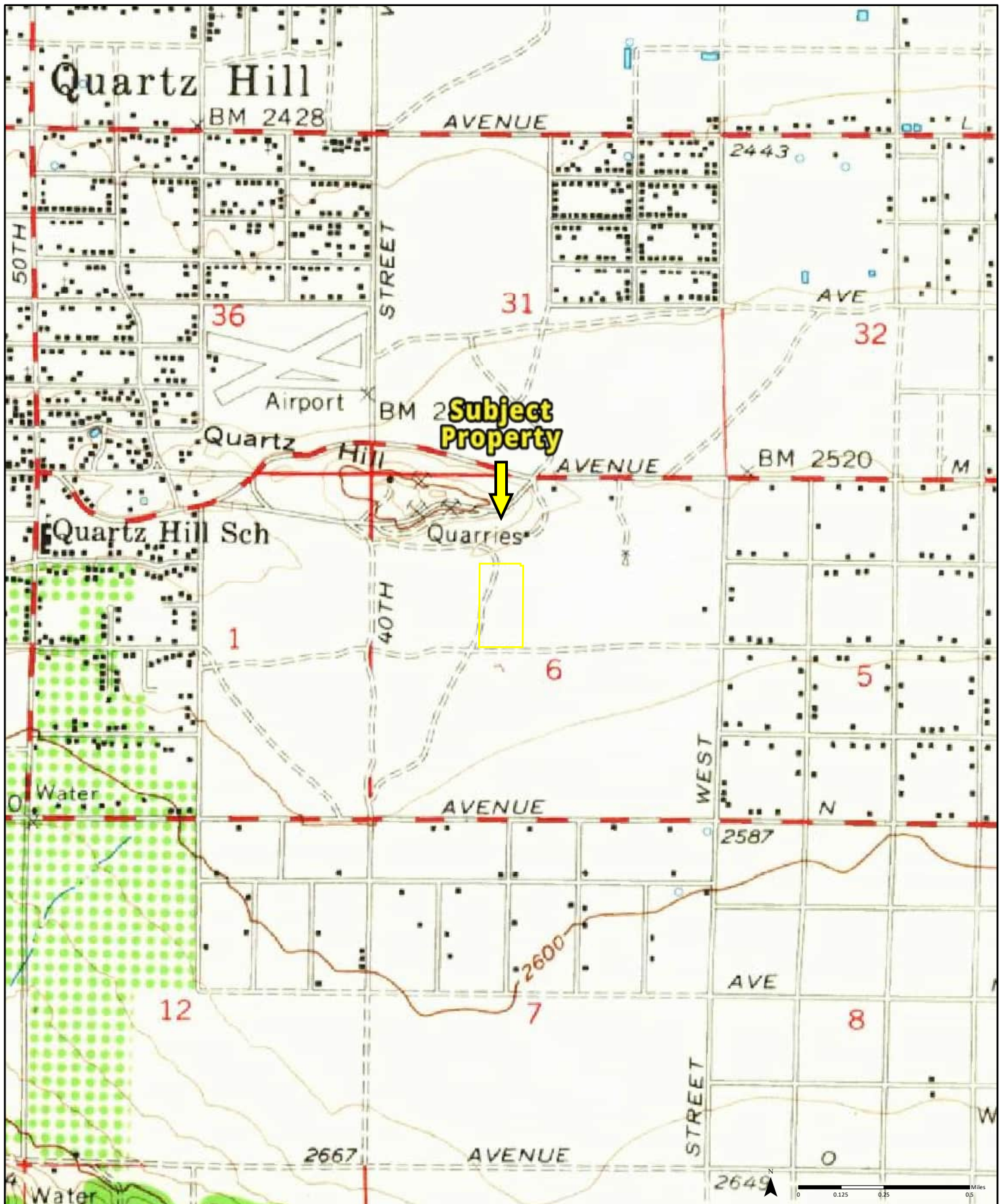
**1936**

**Quadrangle(s): Del Sur, CA**

Order No. 22032500468

Source: USGS 7.5 Minute Topographic Map

**PARTNER**



1958 <sup>(1)</sup> Aerial Photo Year: 1956

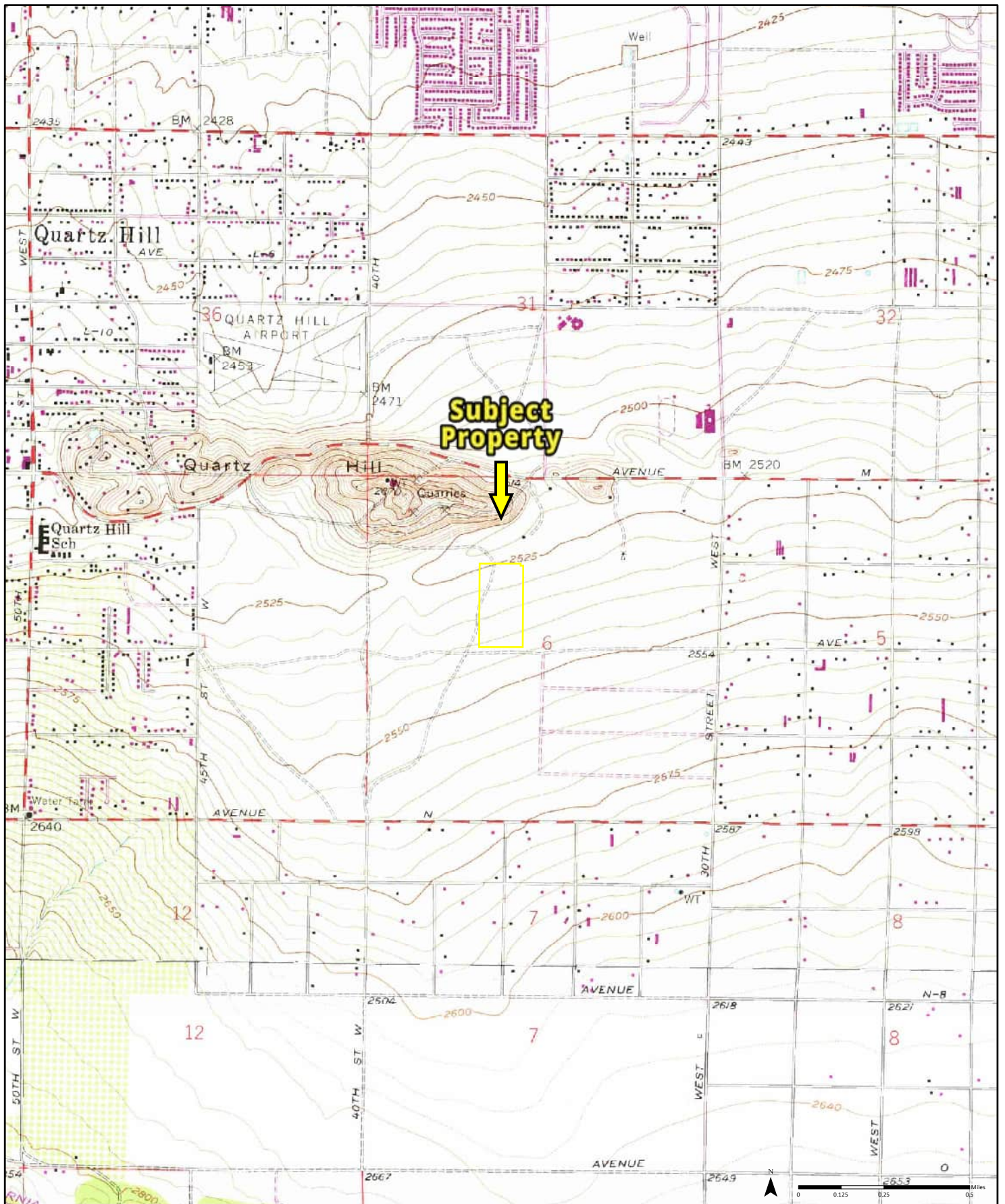
Quadrangle(s): Lancaster, CA<sup>(1)</sup>

Order No. 22032500468

Source: USGS 15 Minute Topographic Map

**PARTNER**





**1974**

<sup>(1)</sup> Aerial Photo Year: 1974  
Photo Revision Year: 1974

<sup>(2)</sup> Aerial Photo Year: 1974  
Photo Revision Year: 1974

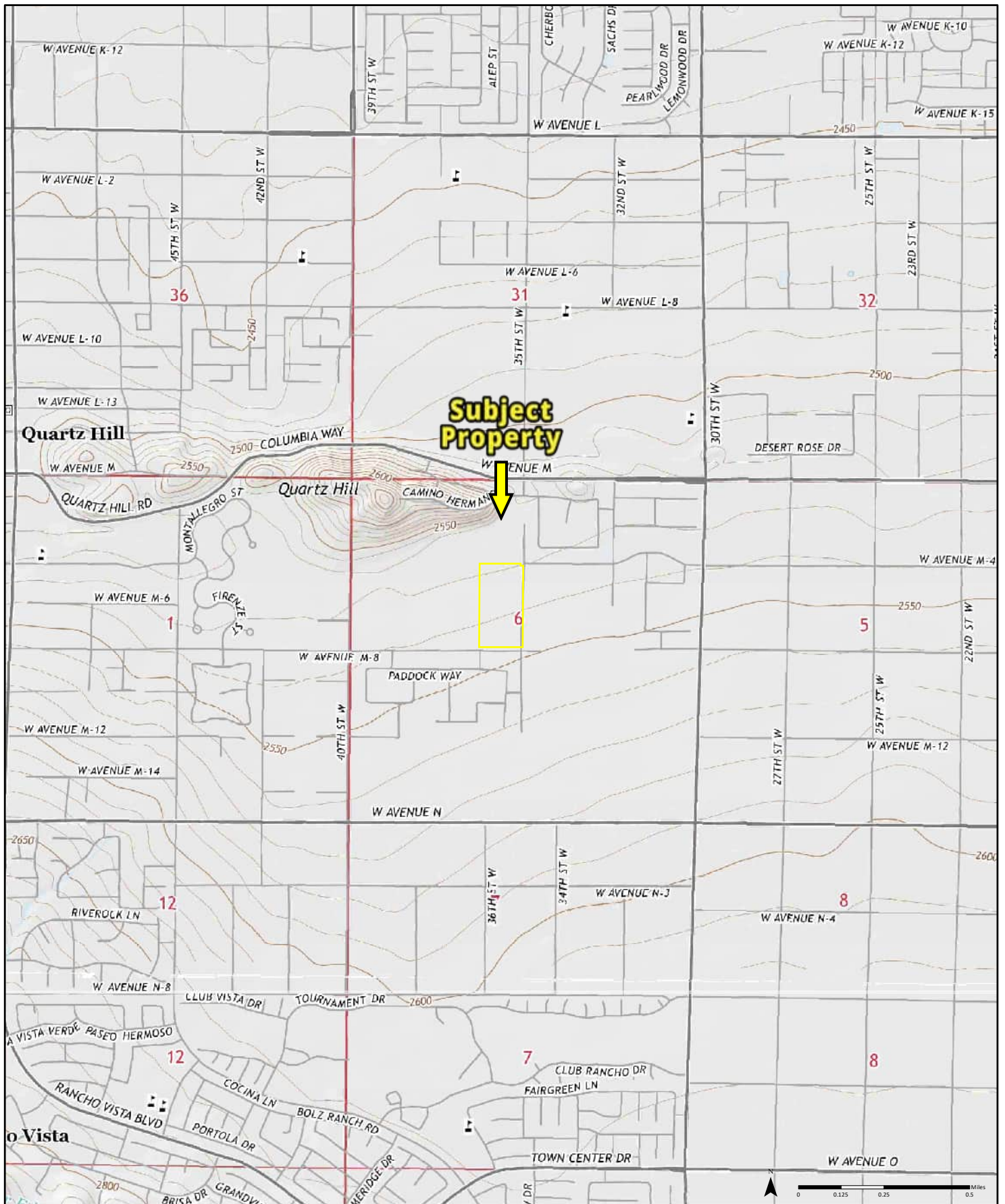
**Quadrangle(s): Lancaster West, CA<sub>(1)</sub>; Ritter Ridge, CA<sub>(2)</sub>**

Order No. 22032500468

Source: USGS 7.5 Minute Topographic Map

**PARTNER**





2015

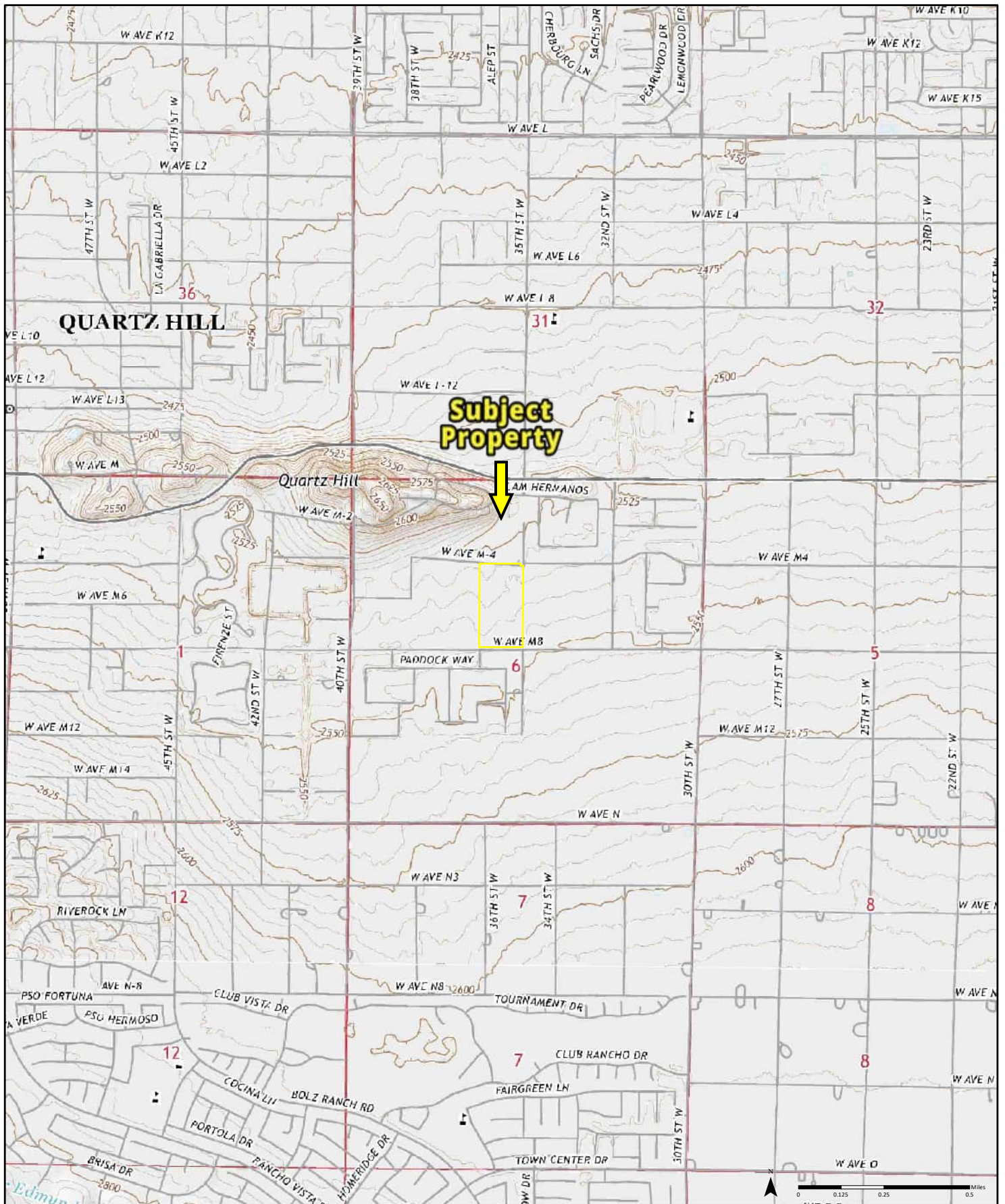
Quadrangle(s): Lancaster West, CA; Ritter Ridge, CA

Order No. 22032500468

Source: USGS 7.5 Minute Topographic Map

**PARTNER**





2018

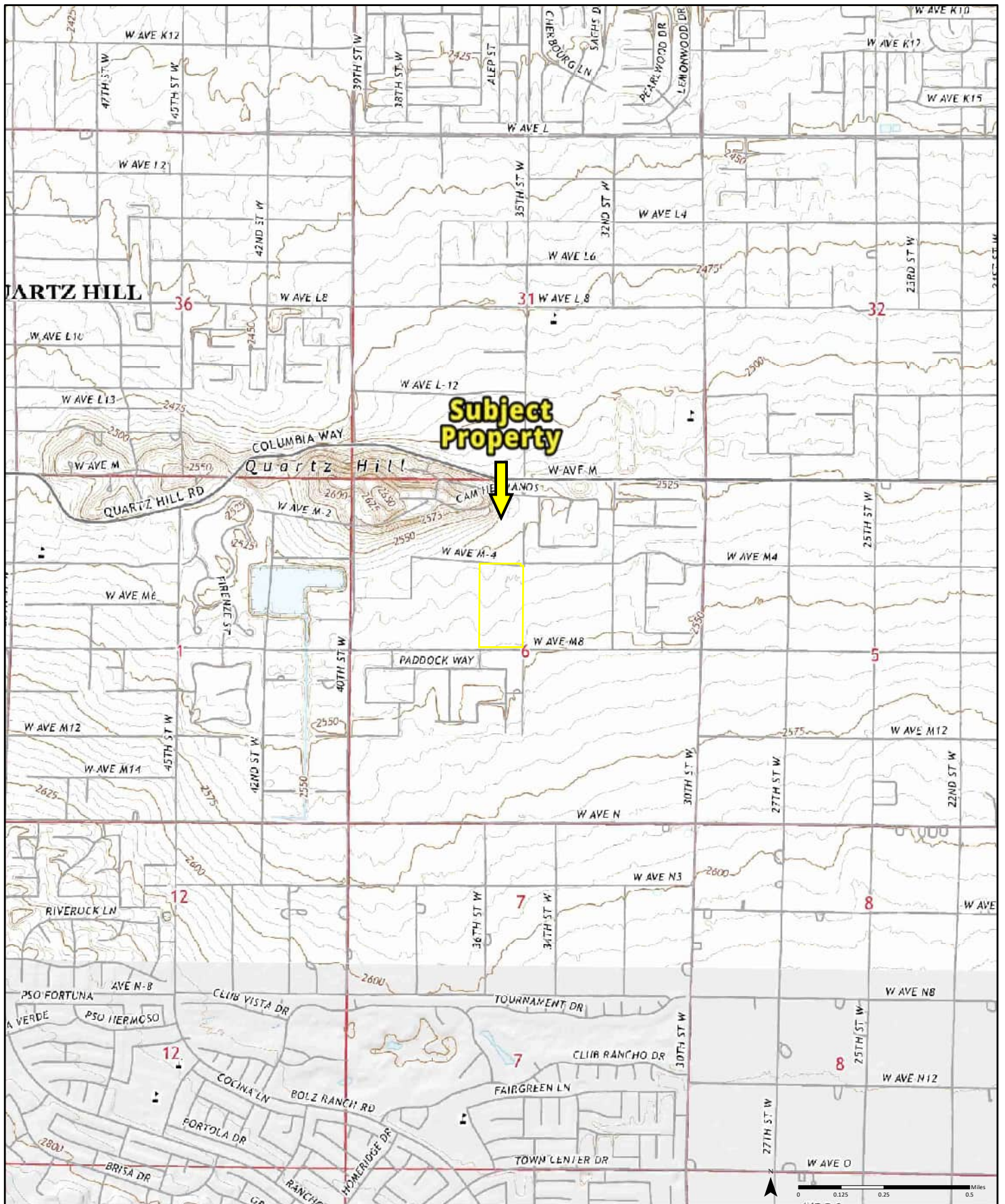
Quadrangle(s): Ritter Ridge, CA; Lancaster West, CA

Order No. 22032500468

Source: USGS 7.5 Minute Topographic Map

**PARTNER**





**2022**

Quadrangle(s): Lancaster West, CA; Ritter Ridge, CA

Order No. 22032500468

Source: USGS 7.5 Minute Topographic Map

**PARTNER**



# TENTATIVE TRACT MAP 67329

**GENERAL NOTES**  
**OWNER/DEVELOPER**  
 ROYAL INVESTORS GROUP  
 9595 WILSHIRE BLVD  
 SUITE 708  
 BEVERLY HILLS, CA 90212  
 ATTN: KRIS PINERO

**ENGINEER**  
 D&D ENGINEERING, INC.  
 119 W HYDE PARK BLVD.  
 INGLEWOOD, CA 90302  
 HENRIK NAZARIAN, P.E.  
 (424) 351-6864

**1. LEGAL DESCRIPTION**  
 REAL PROPERTY IN THE CITY OF LANCASTER,  
 COUNTY OF LOS ANGELES, STATE OF  
 CALIFORNIA, DESCRIBED AS FOLLOWS  
 APN: 3111-001-063  
 S 1/2 OF E 1/2 OF E 1/2 (EX OF ST) OF  
 LOT 1 IN NW 1/4 OF SEC 6 T 6N R 12W.  
 3111-001-088  
 N 1/2 OF E 1/2 OF E 1/2 OF LOT 1 IN NW  
 1/4 EX OF ST OF SEC 6 T6N R12W.

**2. DATE OF SURVEY:** NOVEMBER 14, 2005

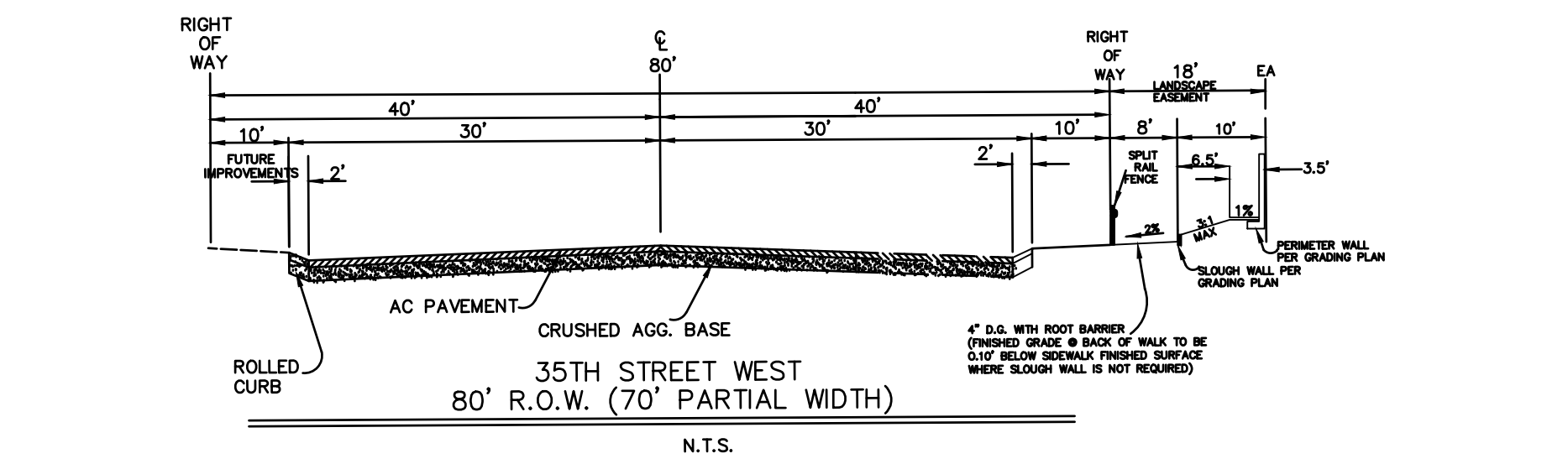
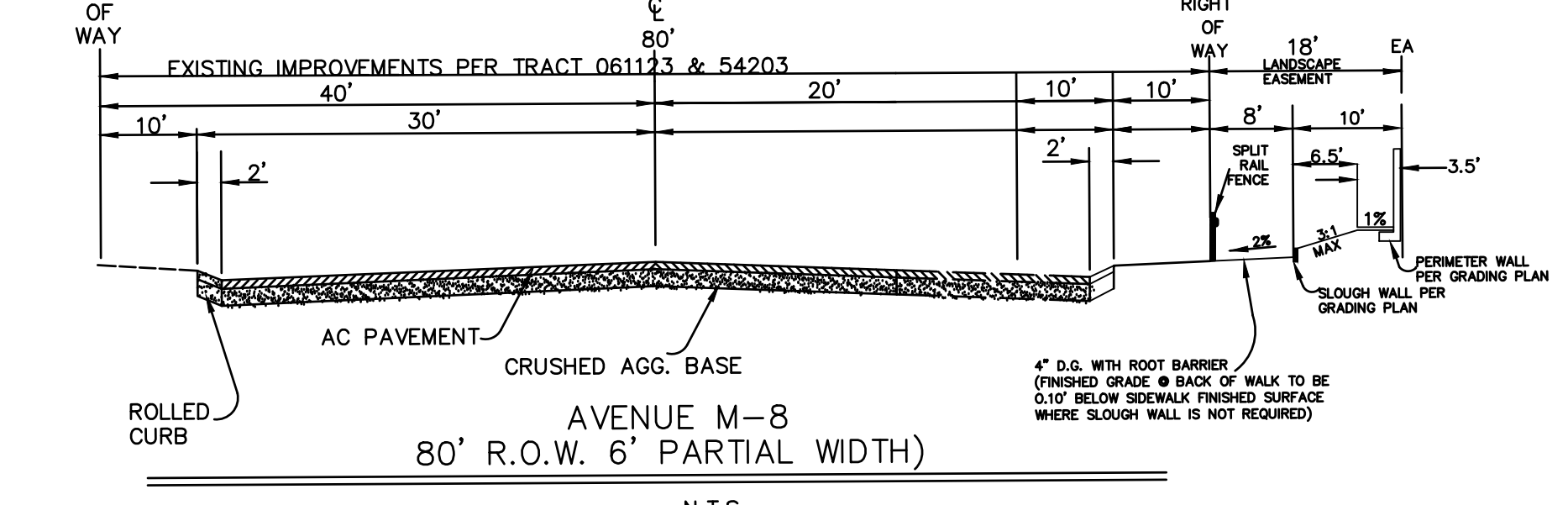
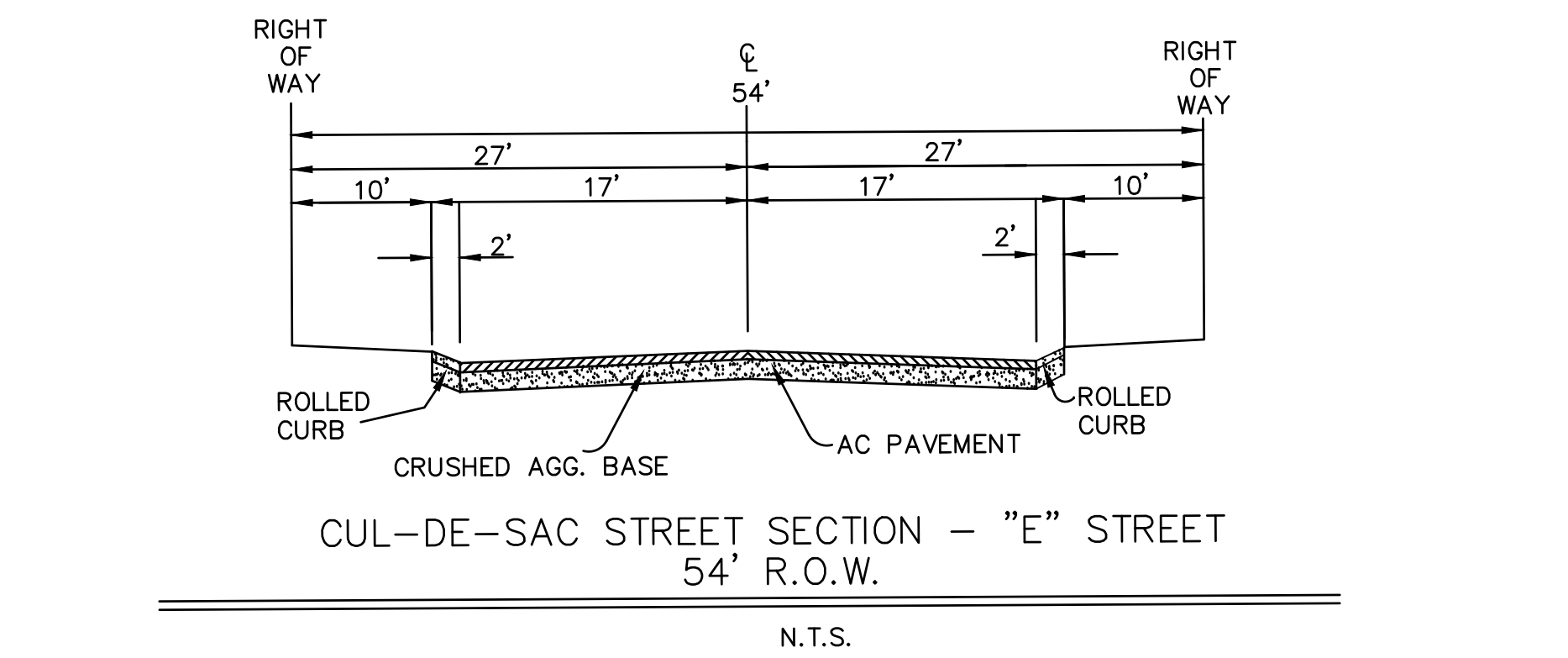
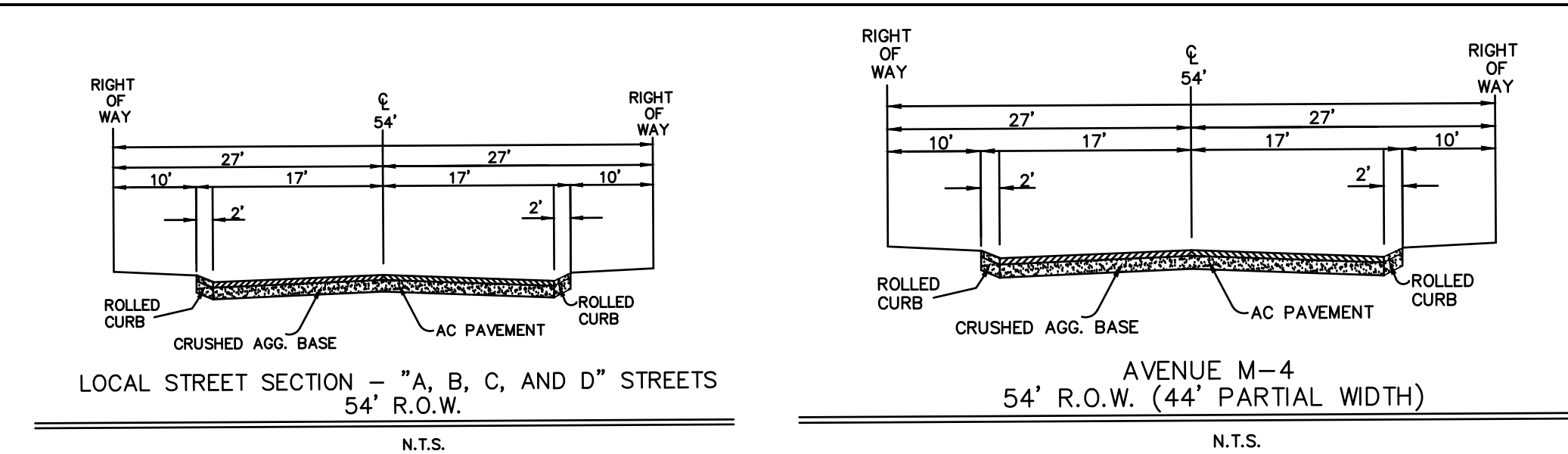
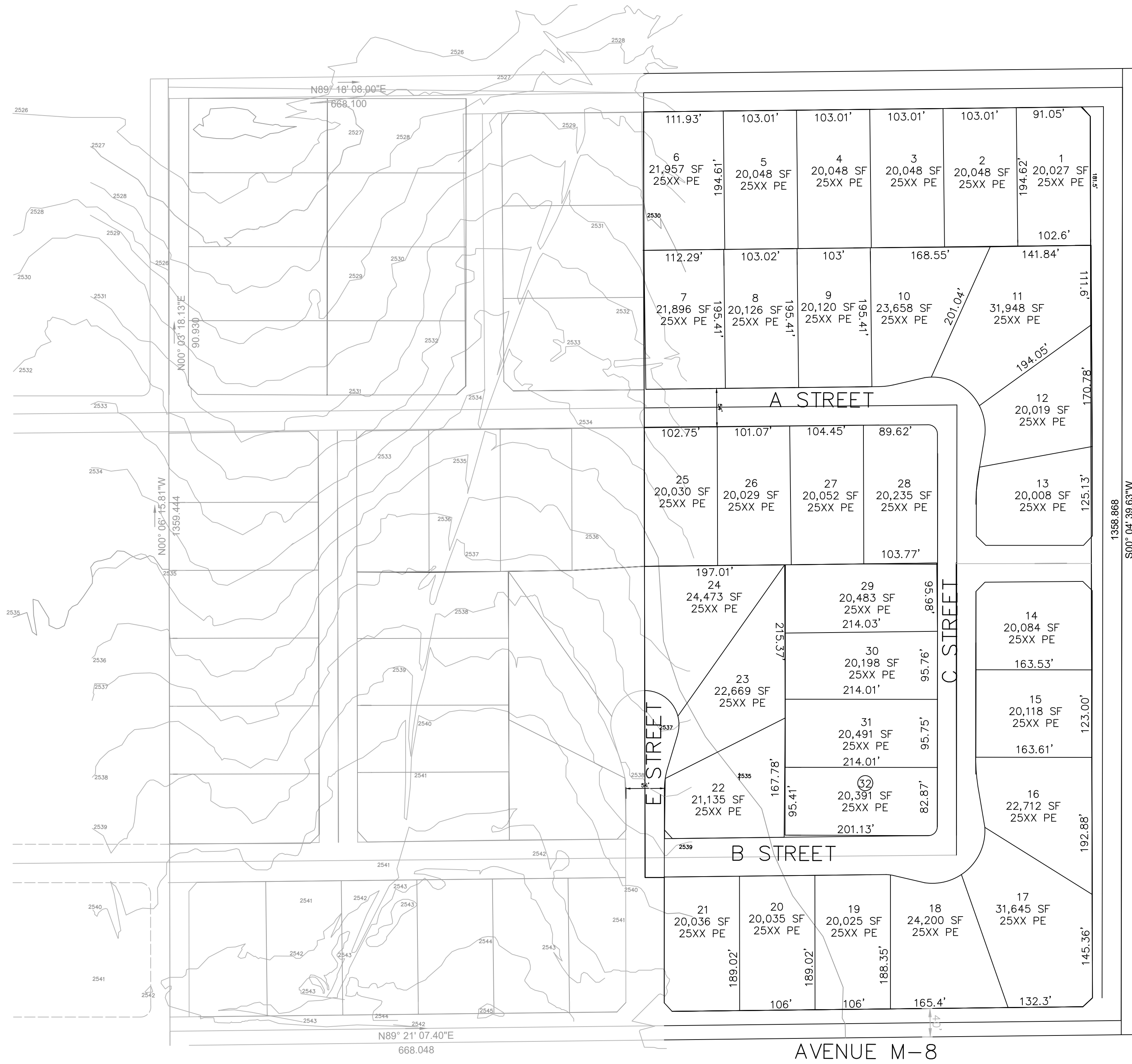
**3. EXISTING LAND USE (ONSITE):** VACANT

**4. EXISTING LAND USE:** NORTH - VACANT  
 SOUTH - EXIST SFR  
 EAST - VACANT  
 WEST - VACANT

**5. EXISTING ZONING / PROPOSED ZONING:** SRR  
 SRR

**6. GROSS AREA / NET AREA / TOTAL RESIDENTIAL LOTS / GROSS DENSITY / NET DENSITY:**  
 19.36 AC ±  
 18.10 AC ±  
 32  
 0.61 DU/ACRE  
 0.57 DU/ACRE

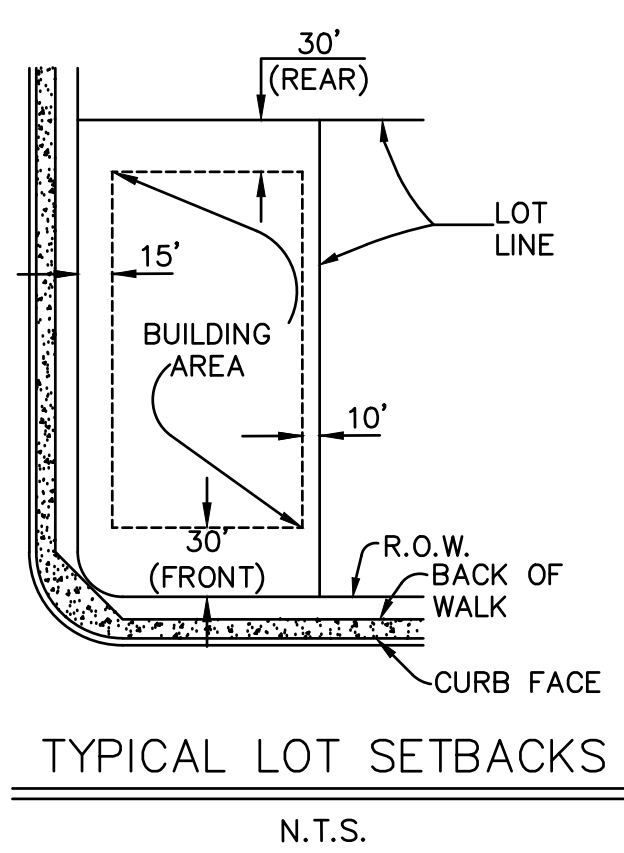
**7. ASSESSOR'S PARCEL NO.:** 3111-001-063 & 88



\*\* ANY EXISTING PAVEMENT WITHIN THE PARTIAL WIDTH SECTION WILL BE EVALUATED AT THE TIME OF CONSTRUCTION TO DETERMINE IF REPLACEMENT IS REQUIRED.

**LEGEND**

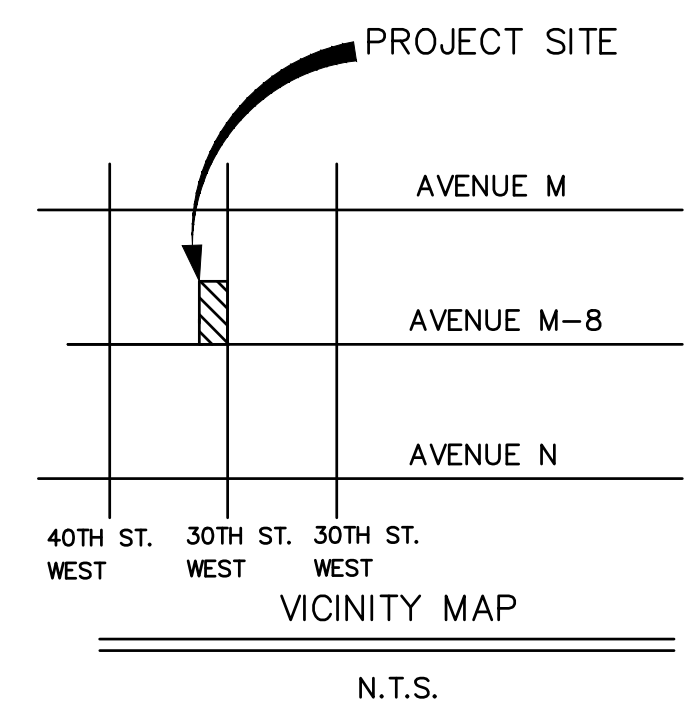
	PROPERTY LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED CONTOURS
	CENTER LINE
	PROPOSED V.C.P. SEWER MAIN
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	PROPOSED D.I. WATER MAIN
	PROPOSED STORM DRAIN
	EXISTING 12" WATER MAIN
	EXISTING 8" SEWER MAIN
	EASEMENT LINE
	RIGHT OF WAY
	BUILDING SETBACK
	BACK OF WALK
	PROPOSED A.C. PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED 6" BLOCK WALL
	PROPOSED FIRE HYDRANT



**SETBACK REQUIREMENTS**

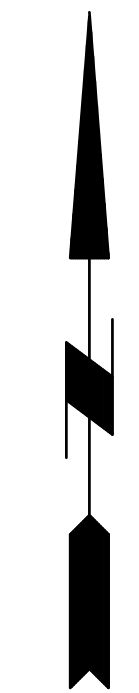
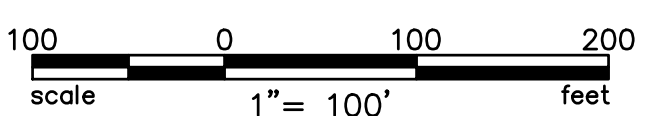
FRONT YARD	30'
REAR YARD	30'
INTERIOR SIDE YARD	10' MIN
TOTAL INTERIOR SIDE YARD (SUM OF 2 YARDS)	25'
STREET SIDE YARD	15' OR 20'

\* 15' WHEN ABUTTING A LOCAL STREET (<80' R/W)  
 20' WHEN ABUTTING AN ARTERIAL STREET (> OR = 80')



**UTILITY PURVEYORS:**

<b>WATER</b>	L.A. COUNTY WATER WORKS DISTRICT 260 EAST AVE K-8 LANCASTER, CA 93535 (877) 637-3661
<b>SEWER</b>	L.A. COUNTY SANITATION DISTRICT 39300 30TH STREET EAST PALMDALE, CA 93550 (562) 908-4288
<b>ELECTRIC</b>	SOUTHERN CALIFORNIA EDISON 42060 N 10TH STREET WEST LANCASTER, CA 93534 (800) 655 4555
<b>GAS</b>	SOUTHERN CALIFORNIA GAS COMPANY 2065 W AVE K LANCASTER, CA 93536 1 (800) 427 2200
<b>TELEPHONE</b>	SPECTRUM 1104 WEST AVENUE K SUITES A & B LANCASTER, CA 93534 (888) 406-7063
<b>CABLE</b>	SPECTRUM 1104 WEST AVENUE K SUITES A & B LANCASTER, CA 93534 (888) 406-7063



**D & D ENGINEERING, INC.**  
 119 W HYDE PARK BLVD  
 INGLEWOOD, CA 90302  
 Phone: 424-351-6800

## TENTATIVE TRACT MAP

TTM 67329

SCALE: 1" = 100'  
 DATE: 8/16/21  
 SHEET NO.: 01 OF 01

Drawing Name: C:\Users\Staff\Desktop\21018\21018.dwg  
 Last Opened: Aug 18, 2021 5:30pm by: Staff

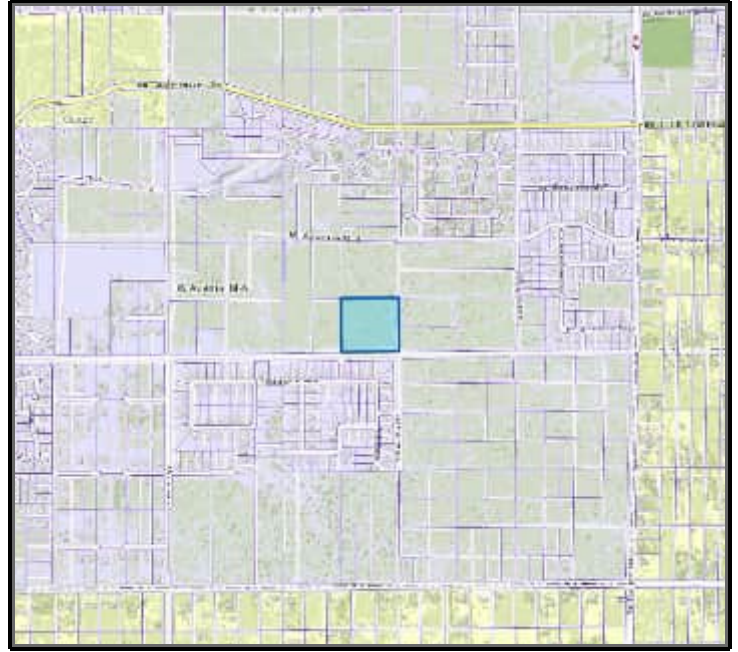
# Parcel Profile Report

Report date: 3/22/2022 11:37:22 PM



APN: 3111-001-063

Address: VAC/AVE M8(DRT)/VIC 35TH STW QUARTZ HILL CA 93534



Address: VAC/AVE M8(DRT)/VIC 35TH STW

City: QUARTZ HILL CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 416909

Lot Size Acres: 9.57

Legal Description:

S 1/2 OF E 1/2 OF E 1/2 (EX OF ST) OF LOT 1 IN NW 1/4 OF SEC 6 T 6N R 12W

Use Code: 580V

Use Description: Desert

Tax Rate Area: 08085

Transfer Date:

Last Sale Date:

Last Sale Amount:

## Building 1

Design Type:

Bedrooms:

Quality Class Shape:

Baths:

Year Built:

Bldg Sq Ft:

Units:

Effective Yr:

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 3111-001-063

Address: VAC/AVE M8(DRT)/VIC 35TH STW QUARTZ HILL CA 93534

## General

Census Tract 2010

**TRACT:** 910202

**TOT\_POP:** 5223

City and Community

**City Name:** LANCASTER

**Type:**

**Community Name:**

**Jurisdiction:** INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

**Name:** North Service Area

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

**Name:** 5TH SUP. DISTRICT

**Supervisor Name:** 5TH DISTRICT:  
KATHRYN BARGER

**District:** 5

Transit Oriented District

No Results Found

Watershed

**Name:** ANTELOPE VALLEY

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

Zoning Map Grid

**Map Number:** 345Z229

Zoning Map Grid

**Map Number:** 342Z229

Zoning Map Grid

**Map Number:** 342Z225

Zoning Map Grid

**Map Number:** 345Z225

*NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.*





View Looking North



View Looking South



View Looking West



View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

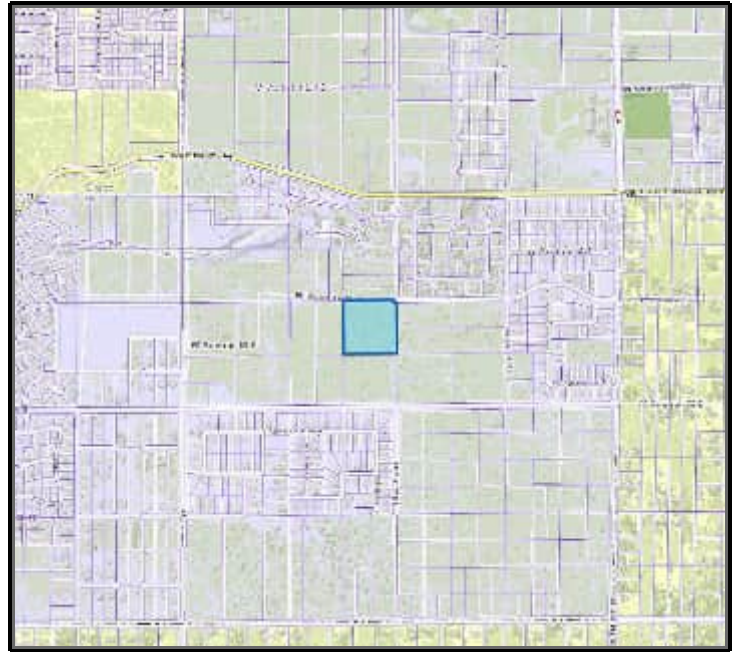
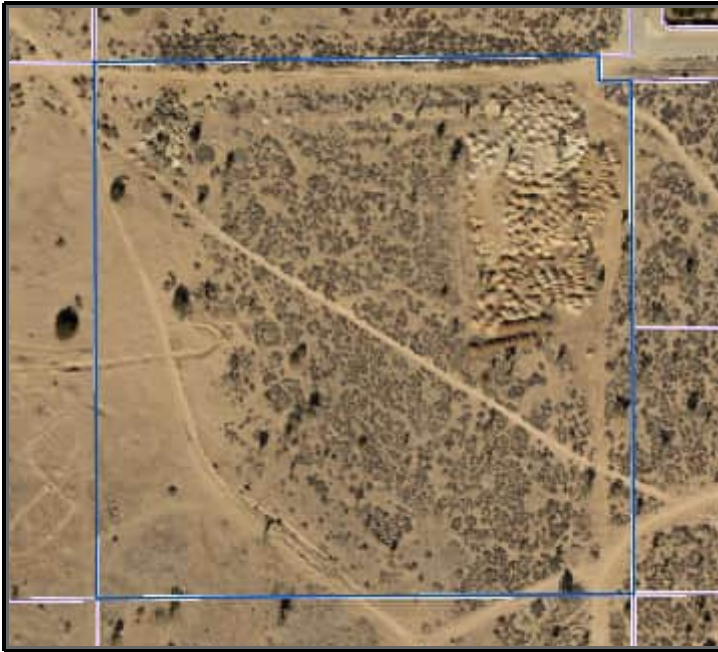
# Parcel Profile Report

Report date: 3/22/2022 11:45:00 PM



APN: 3111-001-088

Address: VAC AVE M4/VIC 35TH ST W QUARTZ HILL CA 93536



Address: VAC AVE M4/VIC 35TH ST W

City: QUARTZ HILL CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 446890

Lot Size Acres: 10.26

Legal Description:

N 1/2 OF E 1/2 OF E 1/2 OF LOT 1 IN NW 1/4 EX OF ST OF SEC 6 T6N R12W

Use Code: 010V

Use Description: Single

Tax Rate Area: 08085

Transfer Date:

Last Sale Date:

Last Sale Amount:

## Building 1

Design Type:

Bedrooms:

Quality Class Shape:

Baths:

Year Built:

Bldg Sq Ft:

Units:

Effective Yr:

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 3111-001-088

Address: VAC AVE M4/VIC 35TH ST W QUARTZ HILL CA 93536

## General

Census Tract 2010

**TRACT:** 910202

**TOT\_POP:** 5223

City and Community

**City Name:** LANCASTER

**Type:**

**Community Name:**

**Jurisdiction:** INCORPORATED CITY

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

No Results Found

DRP Service Area

**Name:** North Service Area

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

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No Results Found

LUP General Plan

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No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

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**Name:** 5TH SUP. DISTRICT

**Supervisor Name:** 5TH DISTRICT:  
KATHRYN BARGER

**District:** 5

Transit Oriented District

No Results Found

Watershed

**Name:** ANTELOPE VALLEY

Zoned District

No Results Found

Zoning (Boundary)

No Results Found

Zoning Map Grid

**Map Number:** 345Z229

Zoning Map Grid

**Map Number:** 345Z225

*NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.*





View Looking North



View Looking South



View Looking West



View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.



Search

Map Unit Legend

Antelope Valley Area, California (CA675)

Antelope Valley Area, California (CA675)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AcA	Adelanto coarse sandy loam, 2 to 5 percent slopes	52.3	100.0%
<b>Totals for Area of Interest</b>		<b>52.3</b>	<b>100.0%</b>

Soil Map

Scale (not to scale)



## Antelope Valley Area, California

### AcA—Adelanto coarse sandy loam, 2 to 5 percent slopes

#### Map Unit Setting

*National map unit symbol:* hccm  
*Elevation:* 2,000 to 3,000 feet  
*Mean annual precipitation:* 6 inches  
*Mean annual air temperature:* 63 degrees F  
*Frost-free period:* 250 to 260 days  
*Farmland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Adelanto and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Adelanto

##### Setting

*Landform:* Terraces, alluvial fans  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from granite

##### Typical profile

*H1 - 0 to 16 inches:* coarse sandy loam  
*H2 - 16 to 41 inches:* sandy loam  
*H3 - 41 to 80 inches:* sandy loam  
*H4 - 80 to 86 inches:* stratified loamy sand to coarse sandy loam

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 7.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2s  
*Land capability classification (nonirrigated):* 7e



*Hydrologic Soil Group: A*  
*Ecological site: R030XG021CA - LOAMY 4-9"*  
*Hydric soil rating: No*

**Minor Components**

**Cajon**

*Percent of map unit: 10 percent*  
*Hydric soil rating: No*

**Mojave**

*Percent of map unit: 5 percent*  
*Hydric soil rating: No*

**Data Source Information**

Soil Survey Area: Antelope Valley Area, California  
Survey Area Data: Version 14, Sep 13, 2021

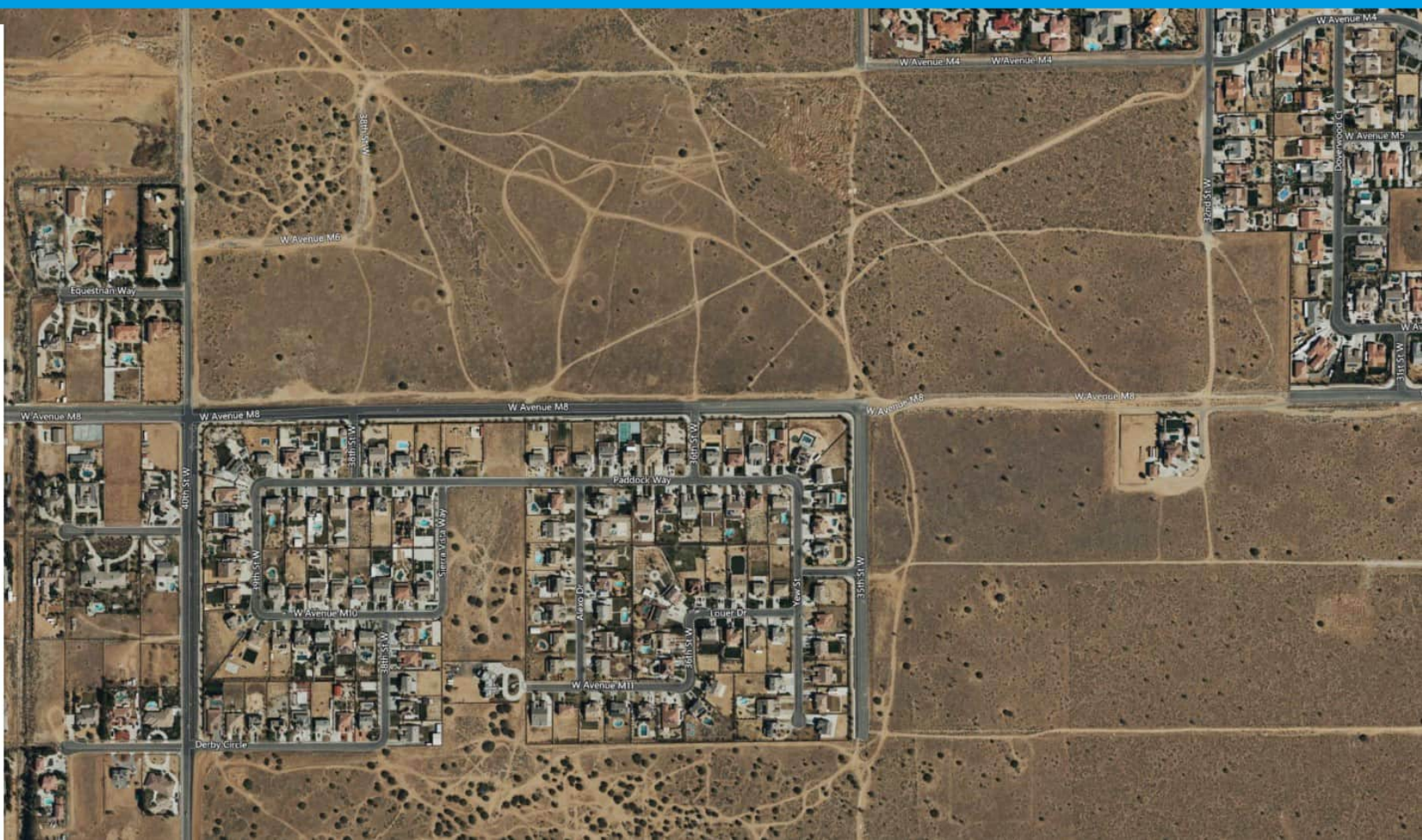
Map navigation icons: Home, Zoom In, Zoom Out, Download, Full Screen, Info, and Eye.

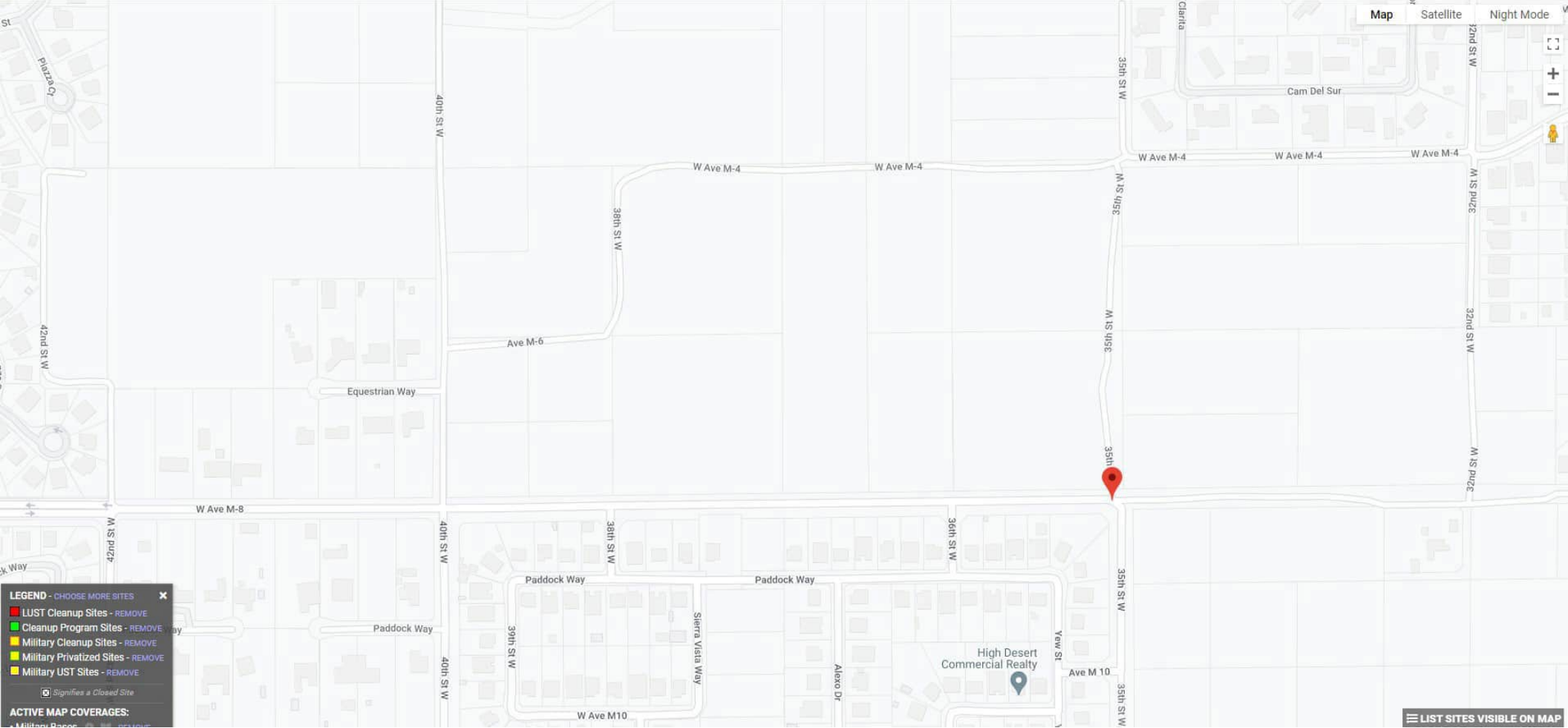
35th Avenue West and A

0 sites found

Sorry, we couldn't find any results matching your search criteria.

Try zooming out on the map or updating your search criteria to be less restrictive.





**LEGEND - CHOOSE MORE SITES**

- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE

Signifies a Closed Site

**ACTIVE MAP COVERAGES:**

- Military Radar - REMOVE

LIST SITES VISIBLE ON MAP



**Sites and Facilities**

**Cleanup Sites**

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

STATUS  
All Statuses

**Permitted Sites**

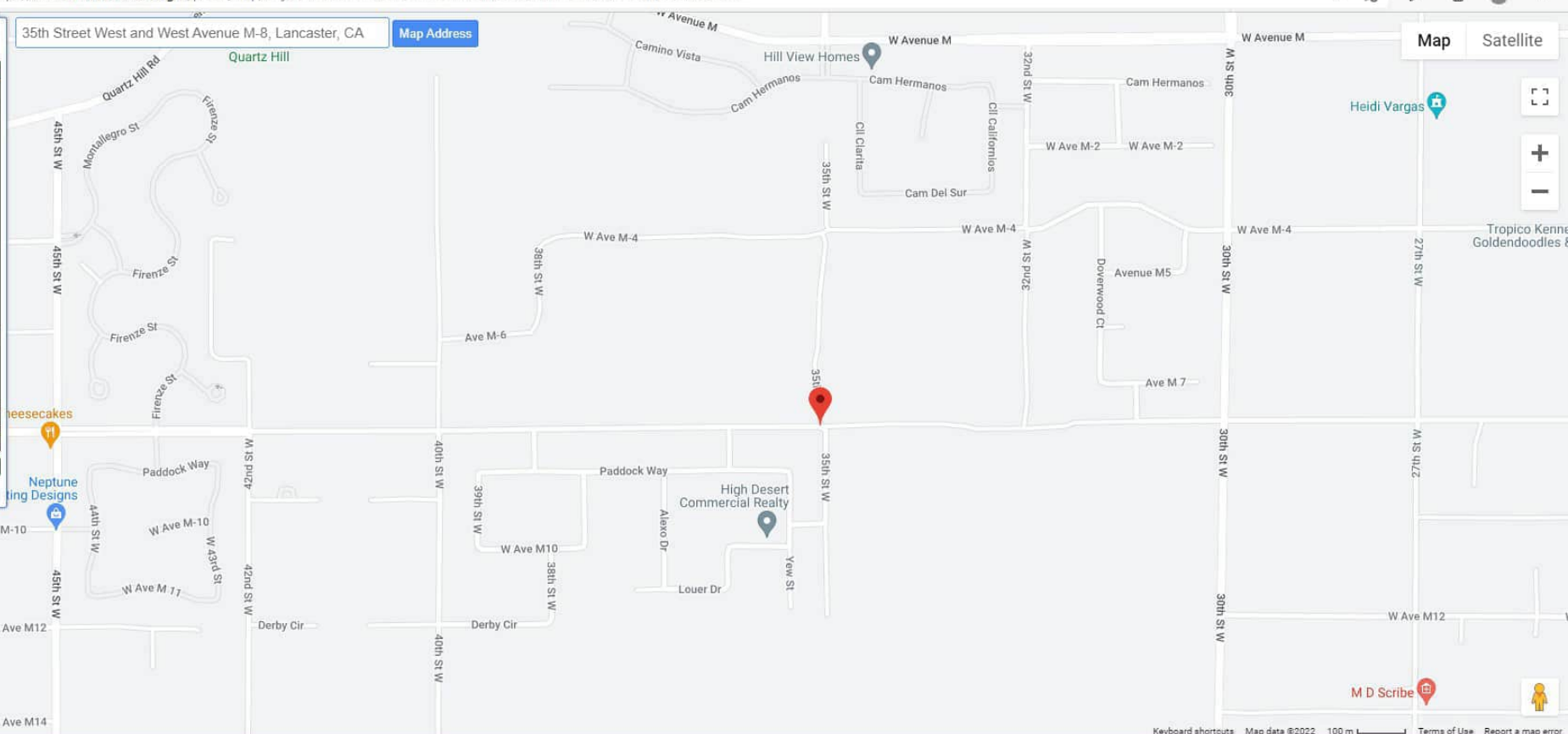
- Operating
- Post-Closure
- Non-Operating

**Other Sites**

**GIS Layers**

**Tools**

TAKE A TOUR SHARE THIS MAP



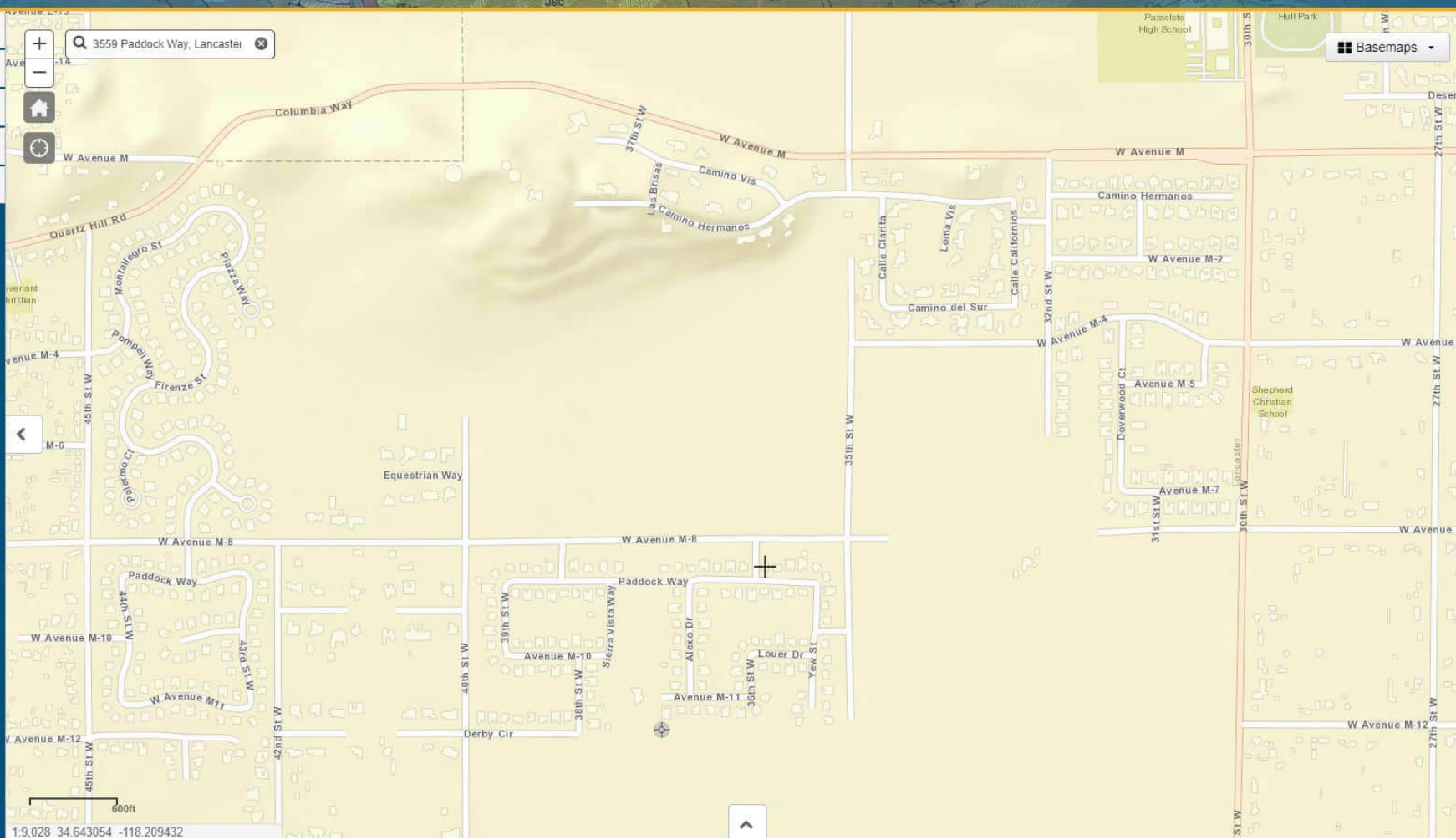
PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
0 SITES LISTED				

[EXPORT THIS LIST TO EXCEL](#)

- Well Status and Well Type Filter
- Search
- Zoom to Field
- Measurement
- Layers

3559 Paddock Way, Lancaster

Basemaps



19,028 34.643054 -118.209432

## **APPENDIX C: REGULATORY DATABASE REPORT**

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# DATABASE REPORT

**Project Property:** *TTM 67239 - Lancaster CA  
35th Street West and Avenue M-8  
LANCASTER CA*

**Project No:** *21-348815.1*

**Report Type:** *Database Report*

**Order No:** *22032500468*

**Requested by:** *Partner Engineering and Science, Inc.*

**Date Completed:** *March 28, 2022*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

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Executive Summary: Site Report Summary - Surrounding Properties.....	10
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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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# Executive Summary

## Property Information:

**Project Property:** *TTM 67239 - Lancaster CA  
35th Street West and Avenue M-8 LANCASTER CA*

**Project No:** *21-348815.1*

### **Coordinates:**

**Latitude:** *34.64026301*  
**Longitude:** *-118.19345312*  
**UTM Northing:** *3,833,798.38*  
**UTM Easting:** *390,618.14*  
**UTM Zone:** *UTM Zone 11S*

**Elevation:** *2,538 FT*

## Order Information:

**Order No:** *22032500468*  
**Date Requested:** *March 25, 2022*  
**Requested by:** *Partner Engineering and Science, Inc.*  
**Report Type:** *Database Report*

## Historicals/Products:

**Aerial Photographs** *Historical Aerials (with Project Boundaries)*  
**City Directory Search** *Smart CD Search*  
**ERIS Xplorer** *[ERIS Xplorer](#)*  
**Excel Add-On** *Excel Add-On*  
**Fire Insurance Maps** *US Fire Insurance Maps*  
**Physical Setting Report (PSR)** *Physical Setting Report (PSR)*  
**Topographic Map** *Topographic Maps*  
**Vapor Screening Tool** *Vapor Screening Tool*



# Executive Summary: Report Summary

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	1	1
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
UST SWEEPS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
<b>Tribal</b>								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
<b>County</b>								
SML LA	Y	0.5	0	0	0	0	-	0
SWF LA COUNTY	Y	0.5	0	0	0	1	-	1
CUPA LA COUNTY	Y	0.25	0	0	0	-	-	0
HMS LA	Y	0.25	0	0	0	-	-	0
UST SANTAFESP	Y	0.25	0	0	0	-	-	0
UST LONGB	Y	0.25	0	0	0	-	-	0
CUPA BURBANK	Y	0.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	0.25	0	0	0	-	-	0
UST SANTA MONICA	Y	0.25	0	0	0	-	-	0
AST SANTAMON	Y	0.25	0	0	0	-	-	0
CUPA SANTAMON	Y	0.25	0	0	0	-	-	0
UST TORRANCE	Y	0.25	0	0	0	-	-	0
UST VERNON	Y	0.25	0	0	0	-	-	0
CUPA VERNON	Y	0.25	0	0	0	-	-	0
UST LA CITY	Y	0.25	0	0	0	-	-	0
AST LA CITY	Y	0.25	0	0	0	-	-	0
HAZMAT LA CITY	Y	0.125	0	0	-	-	-	0
<b>Additional Environmental Records</b>								
<b>Federal</b>								
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0



<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	1	0	0	1
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0

**State**

DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SCH	Y	1	0	0	0	0	1	1
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	0	-	-	-	0
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
CDL	Y	0.125	0	0	-	-	-	0

**Tribal**

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

**County**

HAZMAT SANTAMON	Y	0.125	0	0	-	-	-	0
HAZ WST SANTAMON	Y	0.125	0	0	-	-	-	0

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**Total:** 0 0 1 1 2 4

\* PO – Property Only

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

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.



## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	MRDS	QUARTZ HILL	LOS ANGELES COUNTY LANCASTER CA 93536  <i>Dep ID:</i> 10285278	NW	0.23 / 1,207.69	67	<a href="#">18</a>
<a href="#">2</a>	SWF LA COUNTY	Quartz Hill Solid Waste Disposal	Avenue M-2 And 40th Street West, Quartz Hill, CA Quartz Hill CA <i>Status:</i> Closed	WNW	0.40 / 2,085.66	50	<a href="#">18</a>
<a href="#">3</a>	ENVIROSTOR	ELEMENTARY SCHOOL #5	40TH STREET EAST/EAST AVENUE J-4 LANCASTER CA 93535 <i>Estor/EPA ID   Cleanup Status:</i> 60000658   NO FURTHER ACTION AS OF 1/30/2008	NW	0.60 / 3,152.17	-60	<a href="#">19</a>
<a href="#">3</a>	SCH	ELEMENTARY SCHOOL #5	40TH STREET EAST/EAST AVENUE J-4 LANCASTER CA 93535 <i>Estor/EPA ID   Cleanup Status:</i> 60000658   NO FURTHER ACTION AS OF 1/30/2008	NW	0.60 / 3,152.17	-60	<a href="#">20</a>

## Executive Summary: Summary by Data Source

### **Standard**

#### **State**

##### **ENVIROSTOR - EnviroStor Database**

A search of the ENVIROSTOR database, dated Jan 6, 2022 has found that there are 1 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
ELEMENTARY SCHOOL #5	40TH STREET EAST/EAST AVENUE J-4 LANCASTER CA 93535 <i>Estor/EPA ID   Cleanup Status: 60000658   NO FURTHER ACTION AS OF 1/30/2008</i>	NW	0.60 / 3,152.17	<a href="#"><u>3</u></a>

#### **County**

##### **SWF LA COUNTY - Los Angeles County - Solid Waste Sites**

A search of the SWF LA COUNTY database, dated Feb 15, 2022 has found that there are 1 SWF LA COUNTY site(s) within approximately 0.50 miles of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
Quartz Hill Solid Waste Disposal	Avenue M-2 And 40th Street West, Quartz Hill, CA Quartz Hill CA <i>Status: Closed</i>	WNW	0.40 / 2,085.66	<a href="#"><u>2</u></a>

### **Non Standard**

#### **Federal**

##### **MRDS - Mineral Resource Data System**

A search of the MRDS database, dated Mar 15, 2016 has found that there are 1 MRDS site(s) within approximately 1.00 miles of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
QUARTZ HILL	LOS ANGELES COUNTY LANCASTER CA 93536  <i>Dep ID: 10285278</i>	NW	0.23 / 1,207.69	<a href="#"><u>1</u></a>

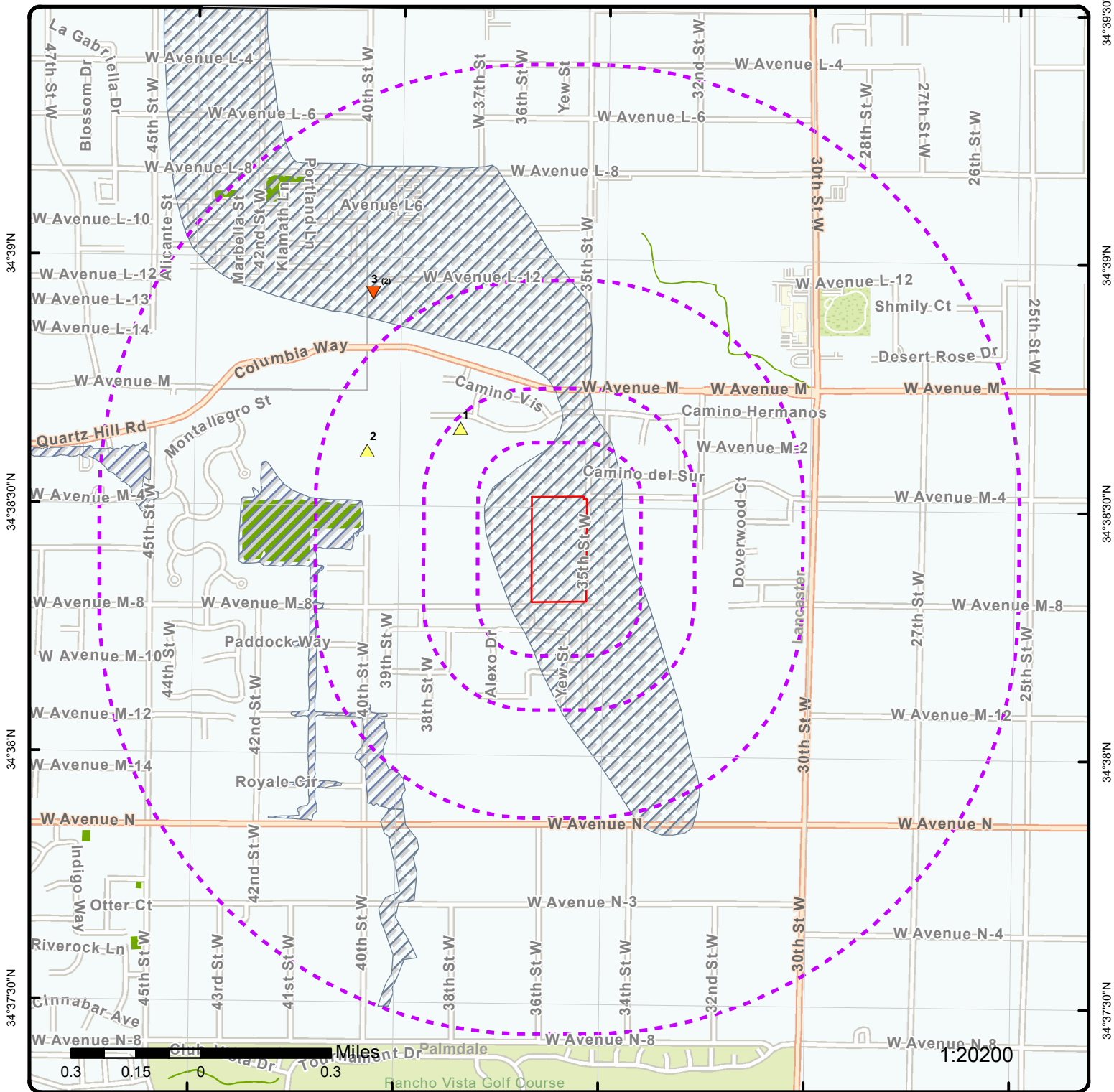
#### **State**

##### **SCH - School Property Evaluation Program Sites**

A search of the SCH database, dated Jan 6, 2022 has found that there are 1 SCH site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ELEMENTARY SCHOOL #5	40TH STREET EAST/EAST AVENUE J-4 LANCASTER CA 93535 <i>Estor/EPA ID   Cleanup Status: 60000658   NO FURTHER ACTION AS OF 1/30/2008</i>	NW	0.60 / 3,152.17	<a href="#">3</a>



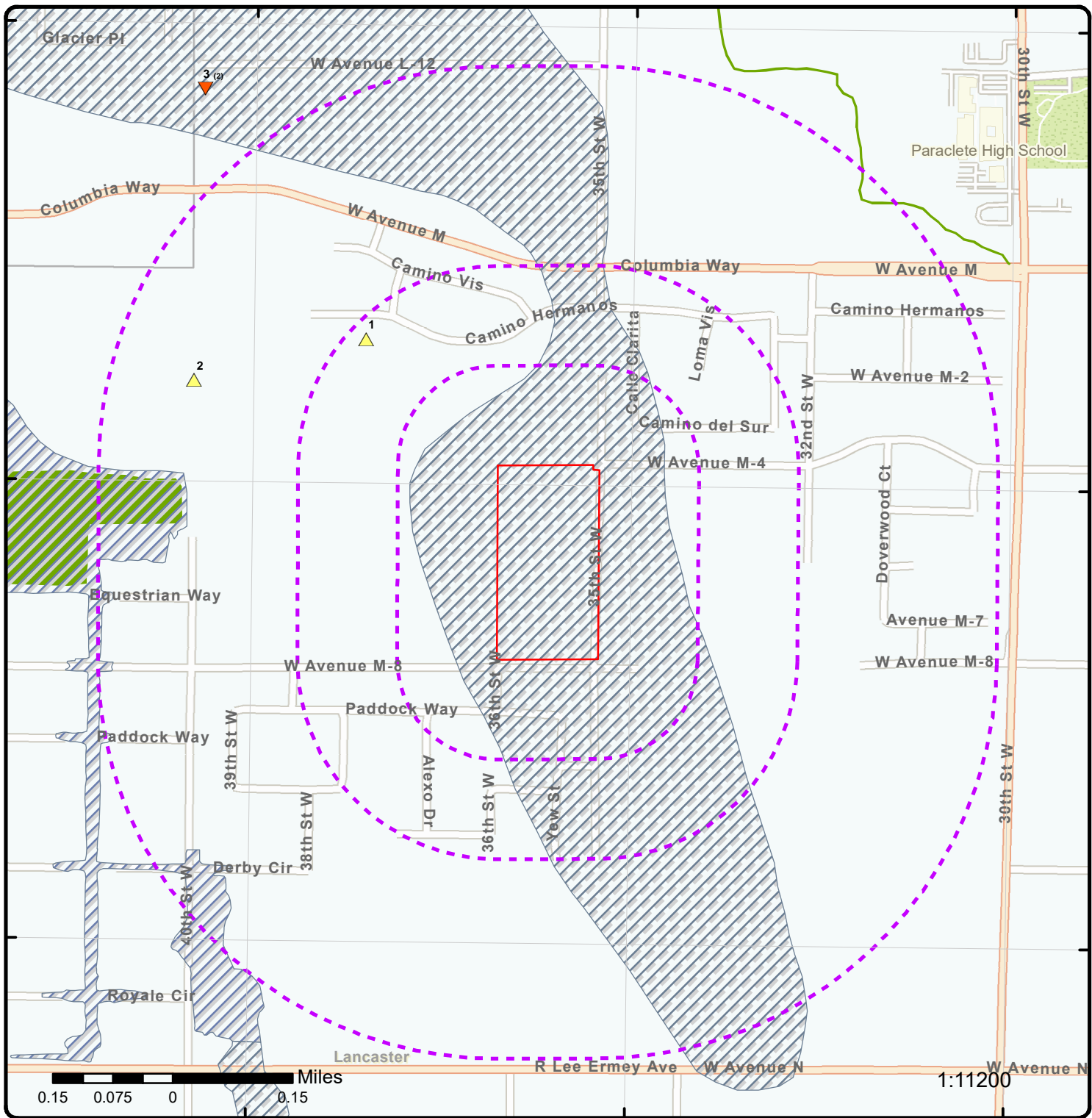


**Map: 1.0 Mile Radius**

Order Number: 22032500468  
 Address: 35th Street West and Avenue M-8, LANCASTER, CA



- |                                   |                        |                     |                               |
|-----------------------------------|------------------------|---------------------|-------------------------------|
| Project Property                  | Buffer Outline         | Freeways; Highways  | FWS Special Designation Areas |
| Eris Sites with Higher Elevation  | Traffic Circle; Ramp   | State               | Plume                         |
| Eris Sites with Same Elevation    | Major & Minor Arterial | Country             | National Wetland              |
| Eris Sites with Lower Elevation   | Traffic Circle; Ramp   | Indian Reserve Land | 100 Year Flood Zone           |
| Eris Sites with Unknown Elevation | Local Road             | Historic Fill       | 500 Year Flood Zone           |
| Eris Areas with Higher Elevation  | Rail                   |                     |                               |
| Eris Areas with Same Elevation    |                        |                     |                               |
| Eris Areas with Lower Elevation   |                        |                     |                               |
| Eris Areas with Unknown Elevation |                        |                     |                               |



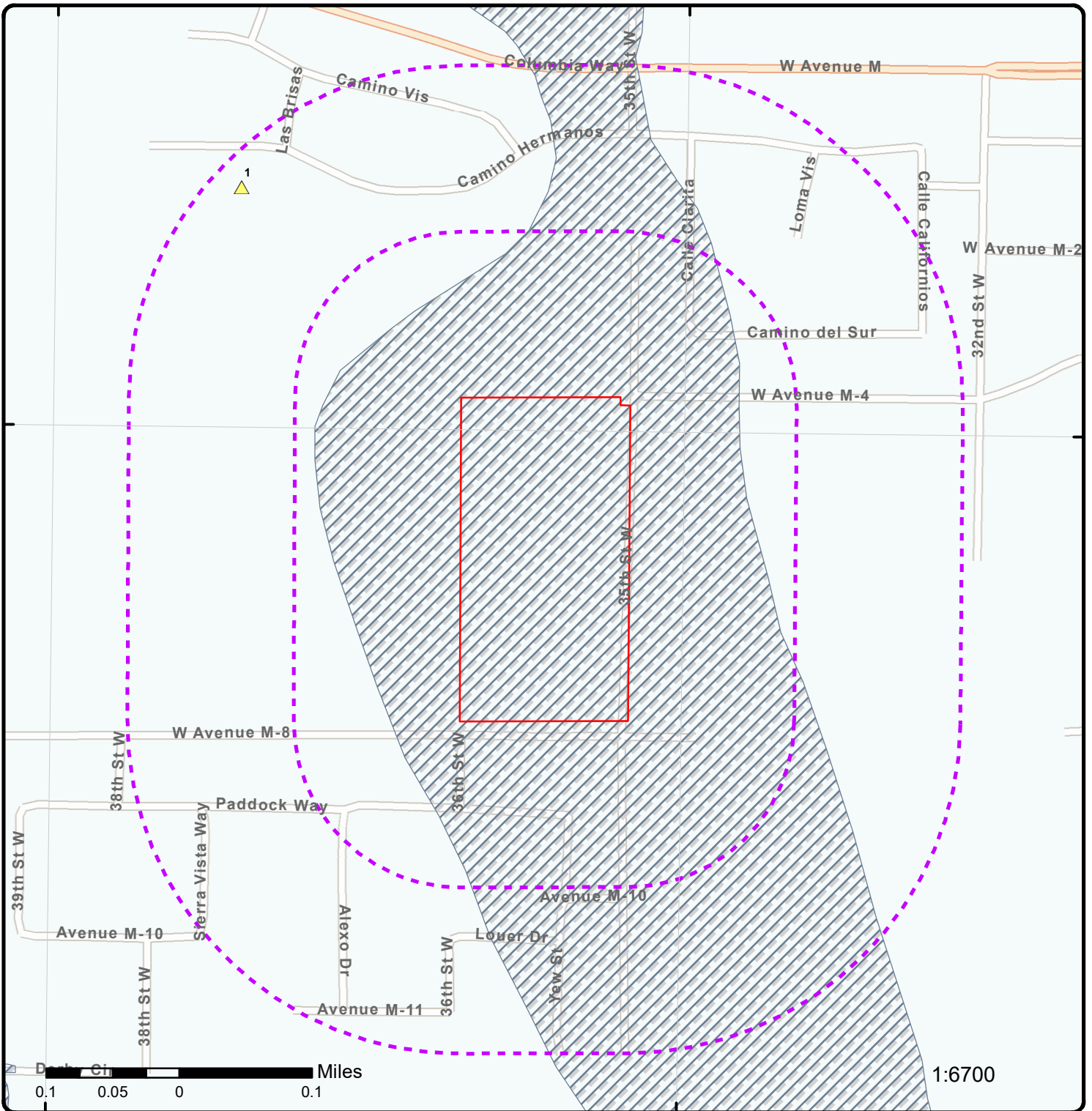
### Map: 0.5 Mile Radius

Order Number: 22032500468

Address: 35th Street West and Avenue M-8, LANCASTER, CA



- |                                   |                                   |                        |                               |
|-----------------------------------|-----------------------------------|------------------------|-------------------------------|
| Project Property                  | Buffer Outline                    | State                  | FWS Special Designation Areas |
| Eris Sites with Higher Elevation  | Eris Sites with Same Elevation    | Freeways; Highways     | Plume                         |
| Eris Sites with Lower Elevation   | Eris Sites with Unknown Elevation | Traffic Circle; Ramp   | National Wetland              |
| Eris Areas with Higher Elevation  | Eris Areas with Same Elevation    | Major & Minor Arterial | Indian Reserve Land           |
| Eris Areas with Lower Elevation   | Eris Areas with Unknown Elevation | Traffic Circle; Ramp   | Historic Fill                 |
| Eris Areas with Unknown Elevation |                                   | Country                | 100 Year Flood Zone           |
|                                   |                                   | National Wetland       | 500 Year Flood Zone           |
|                                   |                                   | Local Road             |                               |
|                                   |                                   | Rail                   |                               |



### Map: 0.25 Mile Radius

Order Number: 22032500468

Address: 35th Street West and Avenue M-8, LANCASTER, CA



- |                                   |                        |                     |                     |                               |
|-----------------------------------|------------------------|---------------------|---------------------|-------------------------------|
| Project Property                  | Buffer Outline         | Freeways; Highways  | State               | FWS Special Designation Areas |
| Eris Sites with Higher Elevation  | Traffic Circle; Ramp   | Country             | National Wetland    | Plume                         |
| Eris Sites with Same Elevation    | Major & Minor Arterial | Indian Reserve Land | Historic Fill       |                               |
| Eris Sites with Lower Elevation   | Traffic Circle; Ramp   | 100 Year Flood Zone | 500 Year Flood Zone |                               |
| Eris Sites with Unknown Elevation | Local Road             |                     |                     |                               |
| Eris Areas with Higher Elevation  | Rail                   |                     |                     |                               |
| Eris Areas with Same Elevation    |                        |                     |                     |                               |
| Eris Areas with Lower Elevation   |                        |                     |                     |                               |
| Eris Areas with Unknown Elevation |                        |                     |                     |                               |



118°12'W

118°11'30"W

118°11'W

34°39'N

34°39'N

34°38'30"N

34°38'30"N

34°38'N

34°38'N



0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Aerial** Year: 2021

Order Number: 22032500468

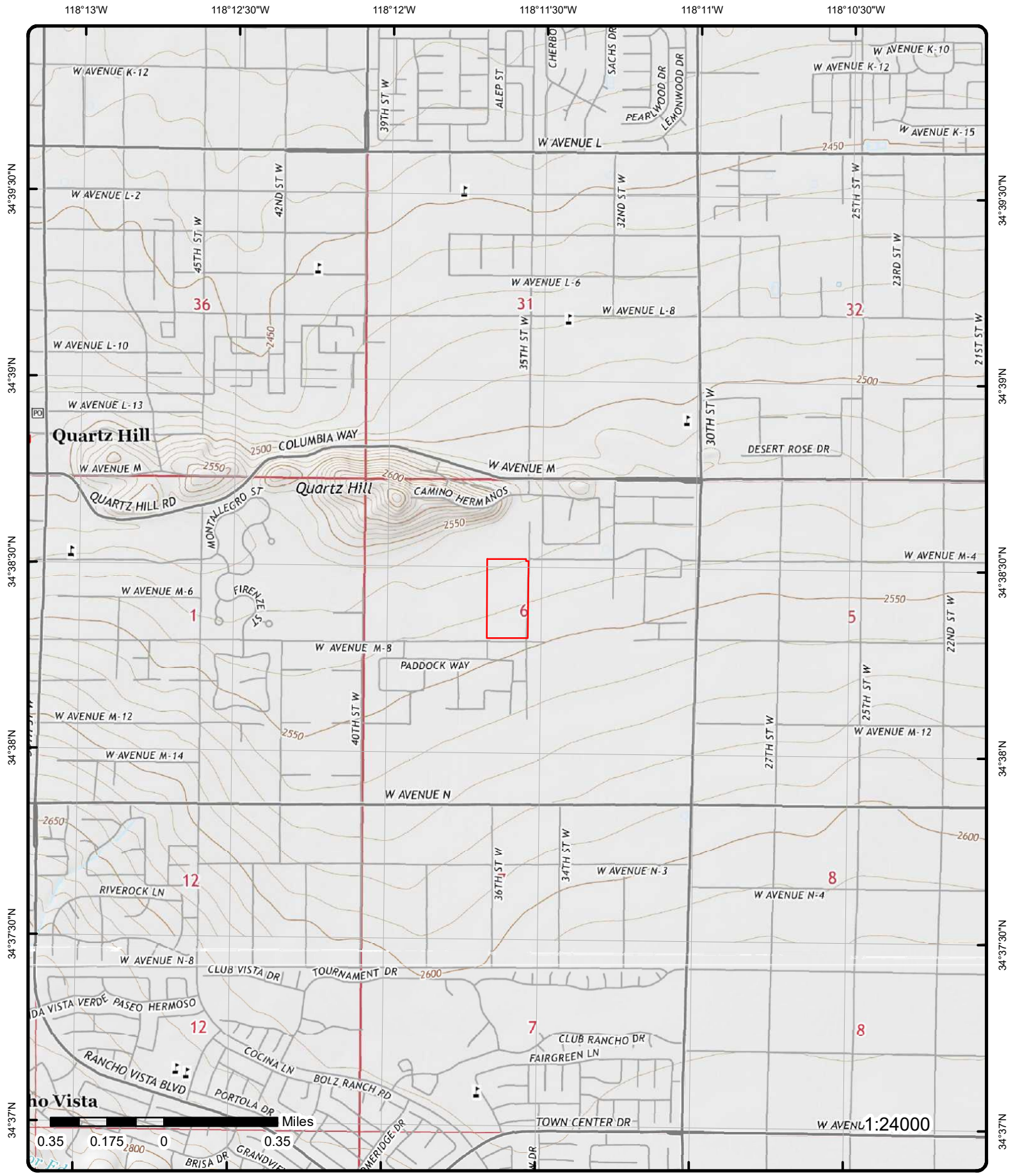
Address: 35th Street West and Avenue M-8, LANCASTER, CA



© ERIS Information Inc.

Source: ESRI World Imagery





**Topographic Map** Year: 2015

Address: 35th Street West and Avenue M-8, CA

Quadrangle(s): Ritter Ridge, CA; Lancaster West, CA

Source: USGS Topographic Map

Order Number: 22032500468



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# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#"><u>1</u></a>	1 of 1	NW	0.23 / 1,207.69	2,604.40 / 67	QUARTZ HILL LOS ANGELES COUNTY LANCASTER CA 93536	MRDS

**Dep ID:** 10285278      **I1:** 21  
**Dev Status:** PAST PRODUCER      **Latitude:** 34.644287  
**Code List:** SIL      **Longitude:** -118.19751  
**Url:** [http://mrddata.usgs.gov/mrds/show-mrds.php?dep\\_id=10285278](http://mrddata.usgs.gov/mrds/show-mrds.php?dep_id=10285278)

**Commodity**

<b>I1:</b> 35	<b>Line:</b> 1
<b>Code:</b> SIL	<b>Inserted By:</b> MAS migration
<b>Commodity:</b> Silica	<b>Insert Date:</b> 29-OCT-2002 09:00:24
<b>Commodity Type:</b> Metallic	<b>Updated By:</b> USGS
<b>Commodity Group:</b> Silica	<b>Update Date:</b> 29-OCT-2002 09:02:28
<b>Importance:</b> Primary	

**Names**

<b>I1:</b> 33	<b>Inserted By:</b> MAS migration
<b>Status:</b> Current	<b>Insert Date:</b> 29-OCT-02
<b>Site Name:</b> Quartz Hill	<b>Updated By:</b> USGS
<b>Line:</b> 2	<b>Update Date:</b> 29-OCT-02

**Names**

<b>I1:</b> 33	<b>Inserted By:</b> MAS migration
<b>Status:</b> Previous	<b>Insert Date:</b> 29-OCT-02
<b>Site Name:</b> Quartz Mountain	<b>Updated By:</b> USGS
<b>Line:</b> 1	<b>Update Date:</b> 29-OCT-02

<a href="#"><u>2</u></a>	1 of 1	WNW	0.40 / 2,085.66	2,588.05 / 50	Quartz Hill Solid Waste Disposal Avenue M-2 And 40th Street West, Quartz Hill, CA Quartz Hill CA	SWF LA COUNTY
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<b>Site ID:</b> 2151	<b>Disposal Area Acre:</b> 21
<b>Site SWIS No:</b> 19-AA-0055	<b>Max Depth of Fill Ft:</b>
<b>Status:</b> Closed	<b>Remaining Cap Mln:</b>
<b>Site Type:</b> Unknown	<b>Site Contact:</b>
<b>Present Use:</b> Residential; Vacant	<b>Site Contact Phone:</b>
<b>Permitted Capacity:</b>	<b>Site Email:</b>
<b>Beginning Oper Dt:</b>	<b>District:</b> 5
<b>Ending Oper Dt:</b>	
<b>Alt Site Name:</b> Quartz Hill Disposal Granite Pit	
<b>Alt Address:</b> Avenue M-2 and 45th Street West, Quartz Hill, CA	
<b>Hours of Operation:</b>	
<b>Local Enforcement Agency:</b>	
<b>Site Mailing Address:</b>	
<b>Site Website:</b>	
<b>Waste Accepted:</b> Inert	



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>3</u>	1 of 2	NW	0.60 / 3,152.17	2,477.58 / -60	ELEMENTARY SCHOOL #5 40TH STREET EAST/EAST AVENUE J-4 LANCASTER CA 93535	ENVIROSTOR

<b>Estor/EPA ID:</b>	60000658	<b>Assembly District:</b>	36
<b>Site Code:</b>	304567	<b>Senate District:</b>	21
<b>Nat Priority List:</b>	NO	<b>Permit Renewal Lead:</b>	
<b>APN:</b>	NONE SPECIFIED	<b>Public Partici Spclst:</b>	
<b>Census Tract:</b>	6037901007	<b>Project Manager:</b>	
<b>Site Type:</b>	SCHOOL	<b>County:</b>	LOS ANGELES
<b>Address Description:</b>	40TH STREET EAST/EAST AVENUE J-4	<b>Latitude:</b>	34.6488
<b>Office:</b>	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH	<b>Longitude:</b>	-118.2011
<b>Special Program:</b>		<b>Acres:</b>	19 ACRES
<b>Funding:</b>	SCHOOL DISTRICT	<b>Supervisor:</b>	JAVIER HINOJOSA
<b>Cleanup Status:</b>	NO FURTHER ACTION AS OF 1/30/2008		
<b>Cleanup Oversight Agencies:</b>	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
<b>School District:</b>	EASTSIDE UNION SCHOOL DISTRICT		
<b>Past Use that Caused Contam:</b>	AGRICULTURAL - ROW CROPS		
<b>Potential Media Affected:</b>	SOIL		
<b>Site History:</b>			

Former Agricultural site, from 1953 -2006. Site was investigated for heavy metals and organochlorine pesticides. No significant impacts identified in PEA. Site issued a No Further Action determination.

**Potential Contamin of Concern:**

METALS ORGANOCHLORINE PESTICIDES (8081 OCPS)

<b>Status:</b>	NO FURTHER ACTION
<b>Program Type:</b>	SCHOOL CLEANUP
<b>CalEnviroScreen Score:</b>	21-25%
<b>Summary Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000658">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000658</a>

**Completed Activities**

<b>Title:</b>	EOA
<b>Title Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000658&amp;enforcement_id=6011061">https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000658&amp;enforcement_id=6011061</a>
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Environmental Oversight Agreement
<b>Date Completed:</b>	7/25/2007
<b>Comments:</b>	Sent fully executed agreement to district.

<b>Title:</b>	PEA Workplan
<b>Title Link:</b>	
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Preliminary Endangerment Assessment Workplan
<b>Date Completed:</b>	7/19/2007
<b>Comments:</b>	

<b>Title:</b>	Preliminary Environmental Assessment Report
<b>Title Link:</b>	
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Preliminary Endangerment Assessment Report
<b>Date Completed:</b>	12/7/2007
<b>Comments:</b>	Issued approval

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">3</a>	2 of 2	NW	0.60 / 3,152.17	2,477.58 / -60	ELEMENTARY SCHOOL #5 40TH STREET EAST/EAST AVENUE J-4 LANCASTER CA 93535	SCH

<b>Estor/EPA ID:</b>	60000658	<b>Permit Renewal Lead:</b>	
<b>Site Code:</b>	304567	<b>Project Manager:</b>	
<b>Nat Priority List:</b>	NO	<b>Supervisor:</b>	JAVIER HINOJOSA
<b>Acres:</b>	19 ACRES	<b>Public Partici Spclst:</b>	
<b>Special Program:</b>		<b>Census Tract:</b>	6037901007
<b>Funding:</b>	SCHOOL DISTRICT	<b>County:</b>	LOS ANGELES
<b>Assembly District:</b>	36	<b>Latitude:</b>	34.6488
<b>Senate District:</b>	21	<b>Longitude:</b>	-118.2011
<b>School District:</b>	EASTSIDE UNION SCHOOL DISTRICT		
<b>APN:</b>	NONE SPECIFIED		
<b>Cleanup Status:</b>	NO FURTHER ACTION AS OF 1/30/2008		
<b>Cleanup Oversight Agencies:</b>	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
<b>Site Type:</b>	SCHOOL		
<b>Office:</b>	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH		
<b>Past Use that Caused Contam:</b>	AGRICULTURAL - ROW CROPS		
<b>Potential Media Affected:</b>	SOIL		
<b>Potential Contamin of Concern:</b>			

METALS ORGANOCHLORINE PESTICIDES (8081 OCPS)

#### SITE HISTORY:

Former Agricultural site, from 1953 -2006. Site was investigated for heavy metals and organochlorine pesticides. No significant impacts identified in PEA. Site issued a No Further Action determination.

<b>Status:</b>	NO FURTHER ACTION
<b>Program Type:</b>	SCHOOL CLEANUP
<b>CalEnviroScreen Score:</b>	21-25%
<b>Summary Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000658">https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000658</a>

#### Completed Activities

<b>Title:</b>	Preliminary Environmental Assessment Report
<b>Title Link:</b>	
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Preliminary Endangerment Assessment Report
<b>Date Completed:</b>	12/7/2007
<b>Comments:</b>	Issued approval

<b>Title:</b>	EOA
<b>Title Link:</b>	<a href="https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000658&amp;enforcement_id=6011061">https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000658&amp;enforcement_id=6011061</a>
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Environmental Oversight Agreement
<b>Date Completed:</b>	7/25/2007
<b>Comments:</b>	Sent fully executed agreement to district.

<b>Title:</b>	PEA Workplan
<b>Title Link:</b>	
<b>Area Name:</b>	
<b>Area Link:</b>	
<b>Sub Area:</b>	
<b>Sub Area Link:</b>	
<b>Document Type:</b>	Preliminary Endangerment Assessment Workplan
<b>Date Completed:</b>	7/19/2007
<b>Comments:</b>	

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

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

## **Standard Environmental Record Sources**

### **Federal**

#### **Formerly Utilized Sites Remedial Action Program:**

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date: Mar 4, 2017**

#### **National Priority List:**

[NPL](#)

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Jan 25, 2022**

#### **National Priority List - Proposed:**

[PROPOSED NPL](#)

Sites proposed - by the EPA, the state agency, or concerned citizens - for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Jan 25, 2022**

#### **Deleted NPL:**

[DELETED NPL](#)

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: Jan 25, 2022**



**SEMS List 8R Active Site Inventory:**

[SEMS](#)

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

**Government Publication Date: Dec 30, 2021**

**Inventory of Open Dumps, June 1985:**

[ODI](#)

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

**Government Publication Date: Jun 1985**

**SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

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

**Government Publication Date: Dec 30, 2021**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

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

**Government Publication Date: Oct 25, 2013**

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

[IODI](#)

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

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

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

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Jan 31, 2022**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Jan 31, 2022**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Jan 31, 2022**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Jan 31, 2022**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Jan 31, 2022**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Jan 31, 2022**

**RCRA Sites with Controls:**

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Jan 31, 2022**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

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

**Government Publication Date: Dec 30, 2021**

**Federal Institutional Controls- ICs:**

[FED INST](#)

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

**Government Publication Date: Dec 30, 2021**

**Land Use Control Information System:**

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Emergency Response Notification System:**

ERNS 1982 TO 1986

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

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

ERNS 1987 TO 1989

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

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Dec 31, 2021**

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

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Aug 20, 2021**

**FEMA Underground Storage Tank Listing:**

FEMA UST

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

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Dec 2, 2020**

**Historical Gas Stations:**

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date: Jul 1, 1930**

**Petroleum Refineries:**

REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date: Jul 10, 2020**



**Petroleum Product and Crude Oil Rail Terminals:**

**BULK TERMINAL**

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date: Apr 28, 2020**

**LIEN on Property:**

**SEMS LIEN**

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

**Government Publication Date: Dec 30, 2021**

**Superfund Decision Documents:**

**SUPERFUND ROD**

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

**Government Publication Date: Nov 16, 2021**

**State**

**State Response Sites:**

**RESPONSE**

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

**Government Publication Date: Jan 6, 2022**

**EnviroStor Database:**

**ENVIROSTOR**

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

**Government Publication Date: Jan 6, 2022**

**Delisted State Response Sites:**

**DELISTED ENVS**

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

**Government Publication Date: Jan 6, 2022**

**Solid Waste Information System (SWIS):**

**SWF/LF**

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

**Government Publication Date: Feb 2, 2022**

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

**SWRCB SWF**

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

**Government Publication Date: Sep 20, 2006**

**Waste Management Unit Database:**

**WMUD**

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

**Government Publication Date: Jan 1, 2000**

**EnviroStor Hazardous Waste Facilities:**

**HWF**

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

**Government Publication Date: Jan 6, 2022**

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

[SWAT](#)

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

**Government Publication Date: Dec 31, 1995**

**Construction and Demolition Debris Recyclers:**

[C&D DEBRIS RECY](#)

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

**Government Publication Date: Jun 20, 2018**

**Recycling Centers:**

[RECYCLING](#)

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 17, 2021**

**Listing of Certified Processors:**

[PROCESSORS](#)

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 20, 2021**

**Listing of Certified Dropoff, Collection, and Community Service Programs:**

[CONTAINER RECY](#)

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 17, 2021**

**Land Disposal Sites:**

[LDS](#)

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

**Government Publication Date: Feb 15, 2022**

**Leaking Underground Fuel Tank Reports:**

[LUST](#)

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

**Government Publication Date: Feb 15, 2022**

**Delisted Leaking Storage Tanks:**

[DELISTED LST](#)

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

**Government Publication Date: Feb 15, 2022**

**Permitted Underground Storage Tank (UST) in GeoTracker:**

[UST](#)

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

**Government Publication Date: Jan 3, 2022**

**Proposed Closure of Underground Storage Tank Cases:**

[UST CLOSURE](#)

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

*Government Publication Date: May 5, 2021*

**Historical Hazardous Substance Storage Information Database:**

[HHSS](#)

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

*Government Publication Date: Aug 27, 2015*

**Statewide Environmental Evaluation and Planning System:**

[UST SWEEPS](#)

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

*Government Publication Date: Oct 1, 1994*

**Aboveground Storage Tanks:**

[AST](#)

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

*Government Publication Date: Aug 31, 2009*

**SWRCB Historical Aboveground Storage Tanks:**

[AST SWRCB](#)

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

*Government Publication Date: Dec 1, 2007*

**Oil and Gas Facility Tanks:**

[TANK OIL GAS](#)

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

*Government Publication Date: Dec 9, 2021*

**Delisted Storage Tanks:**

[DELISTED TNK](#)

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

*Government Publication Date: Jan 25, 2022*

**California Environmental Reporting System (CERS) Tanks:**

[CERS TANK](#)

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

*Government Publication Date: Dec 8, 2021*

**Delisted California Environmental Reporting System (CERS) Tanks:**

[DELISTED CTNK](#)

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

*Government Publication Date: Dec 8, 2021*

**Historical Hazardous Substance Storage Container Information - Facility Summary:**

[HIST TANK](#)

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

*Government Publication Date: May 27, 1988*

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

[LUR](#)

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.



**CALSITES Database:**

[CALSTITES](#)

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

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

[HLUR](#)

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

**Deed Restrictions and Land Use Restrictions:**

[DEED](#)

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

Government Publication Date: Feb 15, 2022

**Voluntary Cleanup Program:**

[VCP](#)

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

Government Publication Date: Jan 6, 2022

**GeoTracker Cleanup Program Sites:**

[CLEANUP SITES](#)

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

Government Publication Date: Feb 15, 2022

**Delisted County Records:**

[DELISTED COUNTY](#)

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

Government Publication Date: Dec 27, 2021

**Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

[INDIAN LUST](#)

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

Government Publication Date: Oct 12, 2021

**Underground Storage Tanks (USTs) on Indian Lands:**

[INDIAN UST](#)

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

Government Publication Date: Oct 12, 2021

**Delisted Tribal Leaking Storage Tanks:**

[DELISTED ILST](#)

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

Government Publication Date: Oct 12, 2021

**Delisted Tribal Underground Storage Tanks:**

[DELISTED IUST](#)

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

Government Publication Date: Oct 13, 2021

## **County**

### **Los Angeles County - Site Mitigation List:**

[SML LA](#)

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

**Government Publication Date: May 26, 2021**

### **Los Angeles County - Solid Waste Sites:**

[SWF LA COUNTY](#)

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

**Government Publication Date: Feb 15, 2022**

### **Los Angeles County - CUPA Program Records:**

[CUPA LA COUNTY](#)

A list of inspection and enforcement records for active and inactive CUPA Program facilities, made available by the Health Hazardous Materials Division (HHMD) of the County of Los Angeles Fire Department. Includes Hazardous Materials Business Plan (HMBP), California Accidental Release Prevention Plan (CalARP), Hazardous Waste Generator (HWG), and the Aboveground Petroleum Storage Act Programs (APSA). Inactive programs include facilities that are out of business or no longer regulated by the HHMD.

**Government Publication Date: Mar 25, 2020**

### **Los Angeles County - HMS List:**

[HMS LA](#)

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

**Government Publication Date: Nov 5, 2020**

### **Los Angeles County - Santa Fe Springs Underground Storage Tank:**

[UST SANTAFESP](#)

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

**Government Publication Date: Feb 11, 2022**

### **Los Angeles County - Long Beach UST List:**

[UST LONGB](#)

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

**Government Publication Date: Jul 9, 2018**

### **Los Angeles County - Burbank City CUPA List:**

[CUPA BURBANK](#)

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

**Government Publication Date: Aug 21, 2019**

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

[UST ELSEGUNDO](#)

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

**Government Publication Date: Jan 17, 2017**

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

[UST SANTA MONICA](#)

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

**Government Publication Date: Dec 3, 2020**

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

[AST SANTAMON](#)

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

**Government Publication Date: Jan 14, 2022**

**Los Angeles County - Santa Monica City CUPA Facilities List:**

CUPA SANTAMON

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

**Government Publication Date: Jan 14, 2022**

**Los Angeles County - Torrance City Underground Storage Tanks:**

UST TORRANCE

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

**Government Publication Date: Feb 2, 2021**

**Los Angeles County - Vernon City UST List:**

UST VERNON

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

**Government Publication Date: Jan 10, 2022**

**Los Angeles County - Vernon City CUPA List:**

CUPA VERNON

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

**Government Publication Date: Jan 10, 2022**

**Los Angeles County - City of Los Angeles UST List:**

UST LA CITY

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

**Government Publication Date: Jan 13, 2022**

**Los Angeles County - City of Los Angeles AST List:**

AST LA CITY

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

**Government Publication Date: Jun 1, 2019**

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

HAZMAT LA CITY

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

**Government Publication Date: Jun 1, 2019**

## **Additional Environmental Record Sources**

### **Federal**

**Facility Registry Service/Facility Index:**

FINDS/FRS

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

**Government Publication Date: Nov 2, 2020**

**Toxics Release Inventory (TRI) Program:**

TRIS

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

**Government Publication Date: Aug 24, 2021**

**Perfluorinated Alkyl Substances (PFAS) Releases:**

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Aug 24, 2021**



**PFOA/PFOS Contaminated Sites:**

[PFAS NPL](#)

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

**Government Publication Date: Jan 11, 2022**

**Perfluorinated Alkyl Substances (PFAS) Water Quality:**

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

**SSEHRI PFAS Contamination Sites:**

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

**Government Publication Date: Dec 12, 2019**

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

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

**Government Publication Date: Sep 1, 2020**

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Nov 22, 2021**

**Toxic Substances Control Act:**

[TSCA](#)

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

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

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

[HIST TSCA](#)

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

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

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

[FTTS ADMIN](#)

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

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

FTTS INSP

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

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

PRP

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

**Government Publication Date: Oct 20, 2021**

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

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

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

ICIS

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

**Government Publication Date: Oct 14, 2021**

**Drycleaner Facilities:**

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: May 5, 2021**

**Delisted Drycleaner Facilities:**

DELISTED FED DRY

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

**Government Publication Date: May 5, 2021**

**Formerly Used Defense Sites:**

FUDS

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

**Government Publication Date: May 26, 2021**

**Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**Government Publication Date: Dec 2, 1984**

**PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

**Government Publication Date: Jul 7, 2020**

**Material Licensing Tracking System (MLTS):**

[MLTS](#)

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

**Government Publication Date: May 11, 2021**

**Historic Material Licensing Tracking System (MLTS) sites:**

[HIST MLTS](#)

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

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

[MINES](#)

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

**Government Publication Date: Nov 2, 2021**

**Surface Mining Control and Reclamation Act Sites:**

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**Government Publication Date: Dec 18, 2020**

**Mineral Resource Data System:**

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2016**

**Uranium Mill Tailings Radiation Control Act Sites:**

[URANIUM](#)

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

**Government Publication Date: Mar 4, 2017**

**Alternative Fueling Stations:**

[ALT FUELS](#)

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

**Government Publication Date: Dec 21, 2021**

**Registered Pesticide Establishments:**

[SSTS](#)

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

**Government Publication Date: Apr 13, 2021**

**Polychlorinated Biphenyl (PCB) Notifiers:**

[PCB](#)

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

**Government Publication Date: Jan 20, 2022**



## State

### Dry Cleaning Facilities:

[DRYCLEANERS](#)

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

**Government Publication Date: Dec 20, 2021**

### Delisted Drycleaners:

[DELISTED DRYCLEANERS](#)

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

**Government Publication Date: Feb 28, 2020**

### Non-Toxic Dry Cleaning Incentive Program:

[DRYC GRANT](#)

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

**Government Publication Date: Feb 28, 2020**

### Per- and Polyfluoroalkyl Substances (PFAS):

[PFAS](#)

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Feb 15, 2022**

### PFOA/PFOS Groundwater:

[PFAS GW](#)

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

**Government Publication Date: Oct 22, 2020**

### Hazardous Waste and Substances Site List - Site Cleanup:

[HWSS CLEANUP](#)

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

**Government Publication Date: May 20, 2021**

### Toxic Pit Cleanup Act Sites:

[TOXIC PITS](#)

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is not longer maintained, and updates are not planned.

**Government Publication Date: Jul 1, 1995**

### List of Hazardous Waste Facilities Subject to Corrective Action:

[DTSC HWF](#)

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

**Government Publication Date: Jul 18, 2016**

### EnviroStor Inspection, Compliance, and Enforcement:

[INSP COMP ENF](#)

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

**Government Publication Date: Apr 29, 2021**

### School Property Evaluation Program Sites:

[SCH](#)

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

**California Hazardous Material Incident Report System (CHMIRS):**

CHMIRS

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

Government Publication Date: Aug 1, 2021

**Historical California Hazardous Material Incident Report System (CHMIRS):**

HIST CHMIRS

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

Government Publication Date: Jan 1, 1993

**Hazardous Waste Manifest Data:**

HAZNET

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

Government Publication Date: Oct 24, 2016

**Historical Hazardous Waste Manifest Data:**

HIST MANIFEST

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

Government Publication Date: Dec 31, 1992

**DTSC Registered Hazardous Waste Transporters:**

HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Oct 19, 2020

**Registered Waste Tire Haulers:**

WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Dec 17, 2021

**California Medical Waste Management Program Facility List:**

MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Dec 31, 2020

**Historical Cortese List:**

HIST CORTESE

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

Government Publication Date: Nov 13, 2008

**Cease and Desist Orders and Cleanup and Abatement Orders:**

CDO/CAO

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

Government Publication Date: Dec 6, 2021

**California Environmental Reporting System (CERS) Hazardous Waste Sites:**

CERS HAZ

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

Government Publication Date: Dec 8, 2021

**Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:**

[DELISTED HAZ](#)

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

**Government Publication Date: Nov 29, 2018**

**Sites in GeoTracker:**

[GEOTRACKER](#)

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

**Government Publication Date: Feb 15, 2022**

**Mines Listing:**

[MINE](#)

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

**Government Publication Date: Dec 17, 2021**

**Recorded Environmental Cleanup Liens:**

[LIEN](#)

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

**Government Publication Date: Dec 15, 2021**

**Waste Discharge Requirements:**

[WASTE DISCHG](#)

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

**Government Publication Date: Feb 15, 2022**

**Toxic Pollutant Emissions Facilities:**

[EMISSIONS](#)

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

**Government Publication Date: Dec 31, 2019**

**Clandestine Drug Lab Sites:**

[CDL](#)

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

**Government Publication Date: Jan 19, 2021**

**Tribal**

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

**County**

**Los Angeles County - Santa Monica City Hazardous Materials Facilities:**

[HAZMAT SANTAMON](#)

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

**Government Publication Date: Dec 17, 2021**

**Los Angeles County - Santa Monica City Hazardous Waste Facilities:**

[HAZ WST SANTAMON](#)

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





# Definitions

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

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

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

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

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

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

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

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

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

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

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

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



## Property Information

Order Number:	22032500468p
Date Completed:	March 27, 2022
Project Number:	21-348815.1
Project Property:	TTM 67239 - Lancaster CA 35th Street West and Avenue M-8 LANCASTER CA
Coordinates:	
Latitude:	34.64026301
Longitude:	-118.19345312
UTM Northing:	3833798.38193 Meters
UTM Easting:	390618.136138 Meters
UTM Zone:	UTM Zone 11S
Elevation:	2,537.60 ft
Slope Direction:	N

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The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

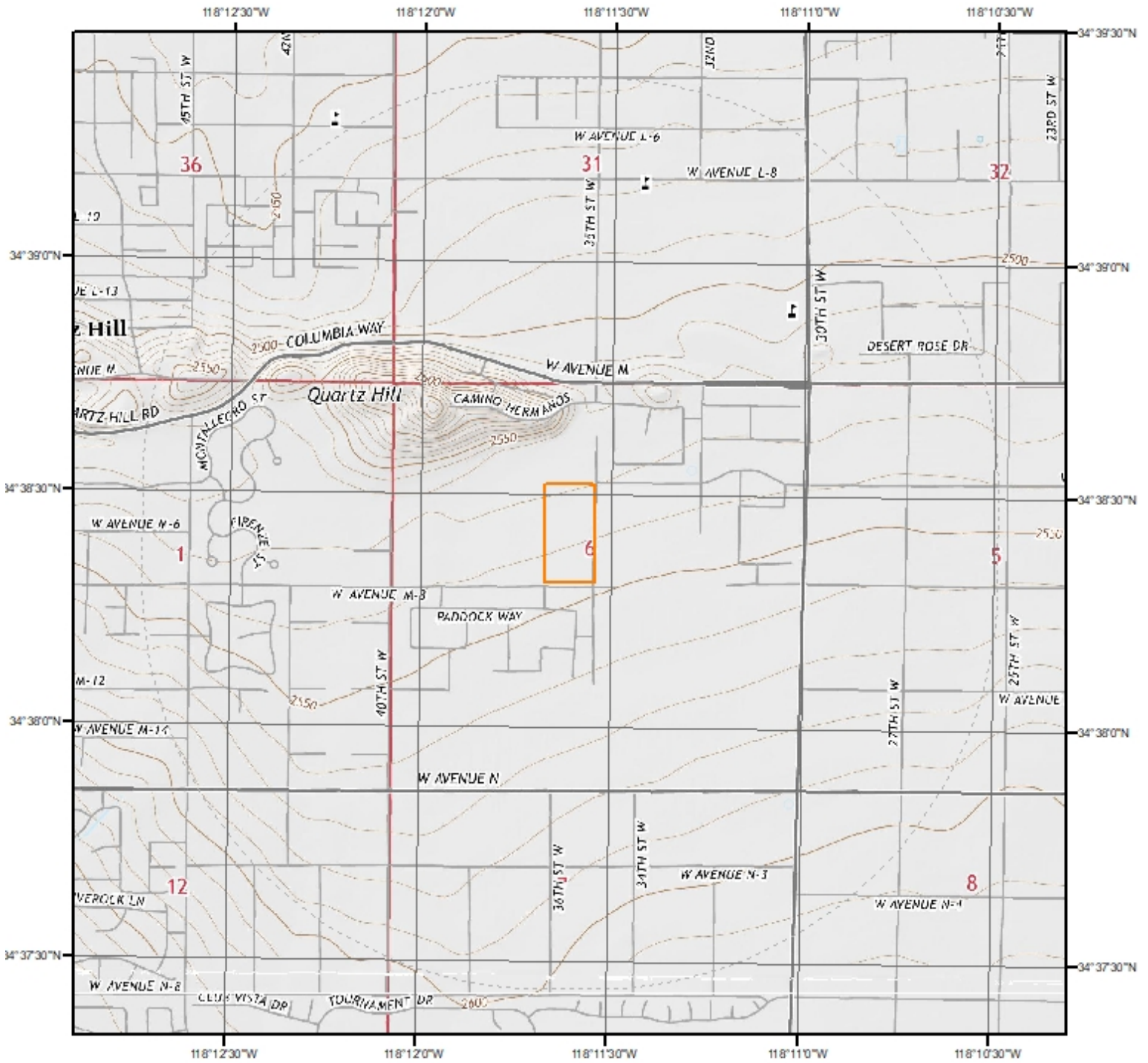
The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

### Disclaimer

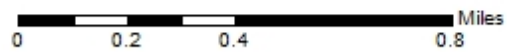
This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.



# Topographic Information



**Current USGS Topo (2015)**



**Quadrangle(s): Lancaster West, CA; Ritter Ridge, CA**

Source: USGS 7.5 Minute Topographic Map

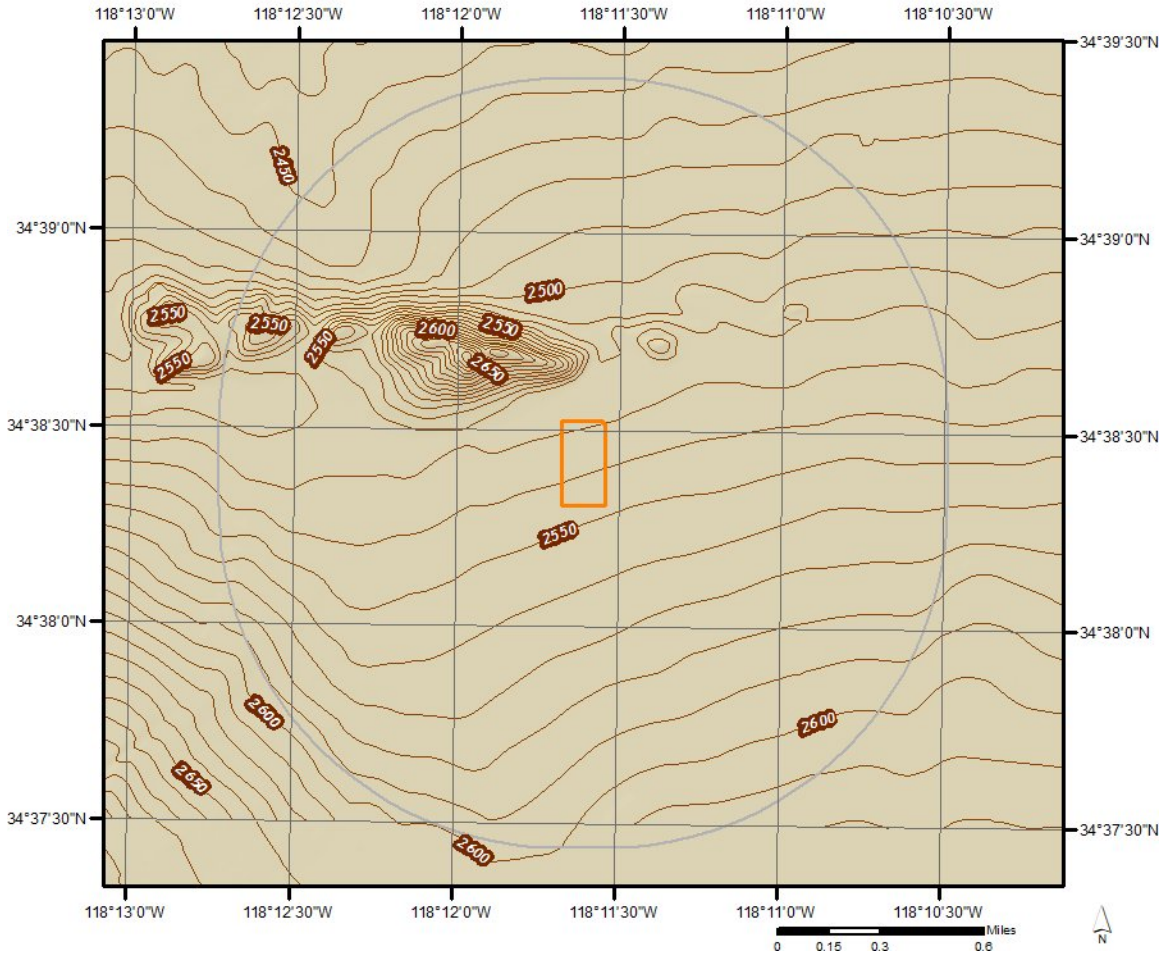


# Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 2,537.60 ft  
Slope Direction: N

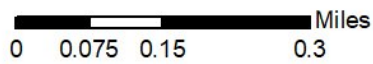





# Hydrologic Information



## Wetland



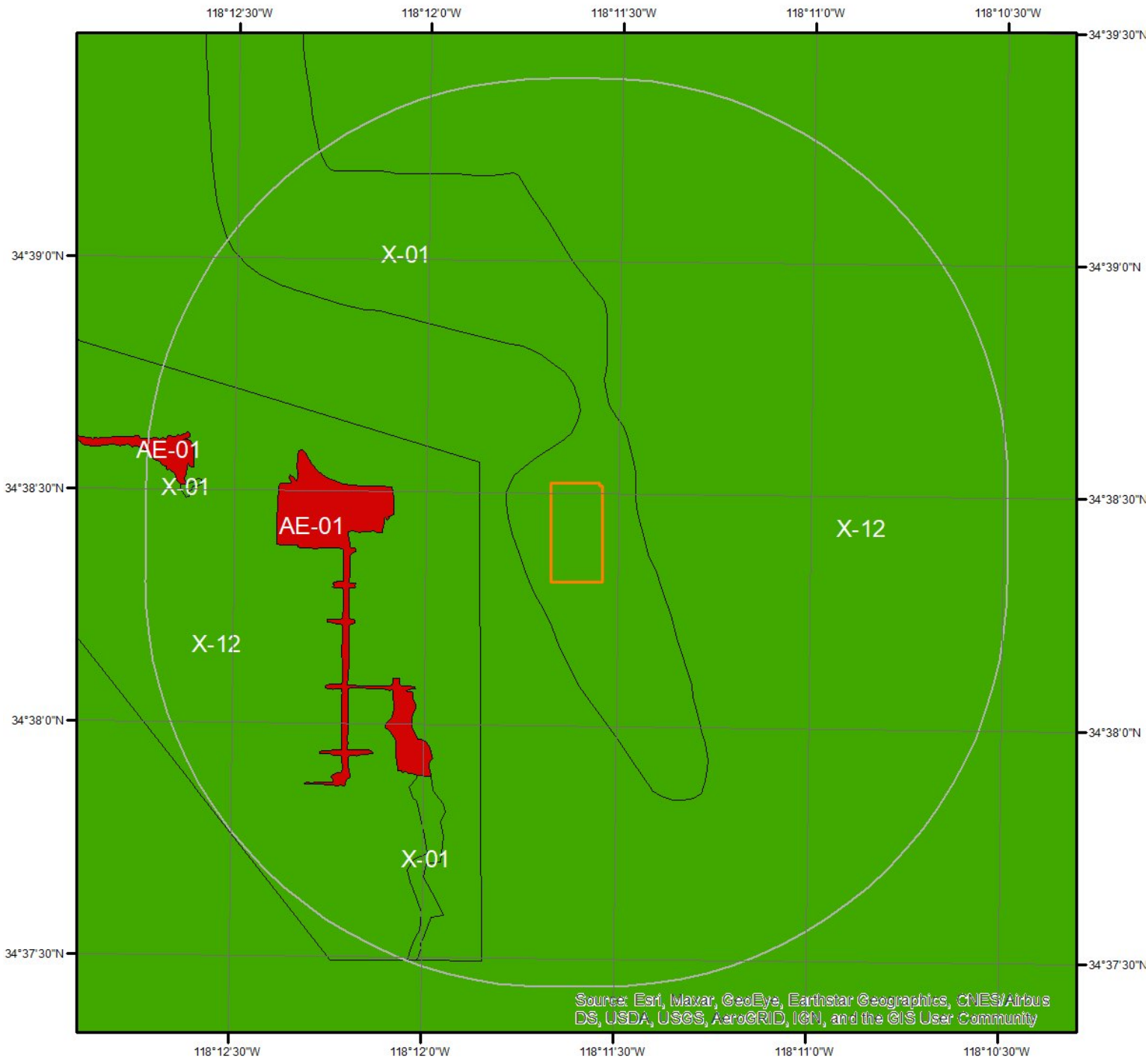
This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- |                                                                                                                       |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater    |  Freshwater Pond |
|  Estuarine and Marine Wetland      |  Lake            |
|  Freshwater Emergent Wetland       |  Other           |
|  Freshwater Forested/Shrub Wetland |  Riverine        |

















# Hydrologic Information

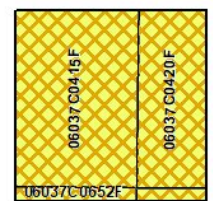


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- |                                                                                         |                                                                                        |                                                                                                       |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  A   |  AO |  X                 |
|  A99 |  V  |  OPEN WATER        |
|  AE  |  VE |  NOT POPULATED     |
|  AH  |  D  |  AREA NOT INCLUDED |



## Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

---

Available FIRM Panels in area: 06037C0656F(effective:2008-09-26) 06037C0420F(effective:2008-09-26)  
06037C0652F(effective:2008-09-26) 06037C0415F(effective:2008-09-26)

---

### Flood Zone AE-01

Zone: AE  
Zone subtype:

---

### Flood Zone X-01

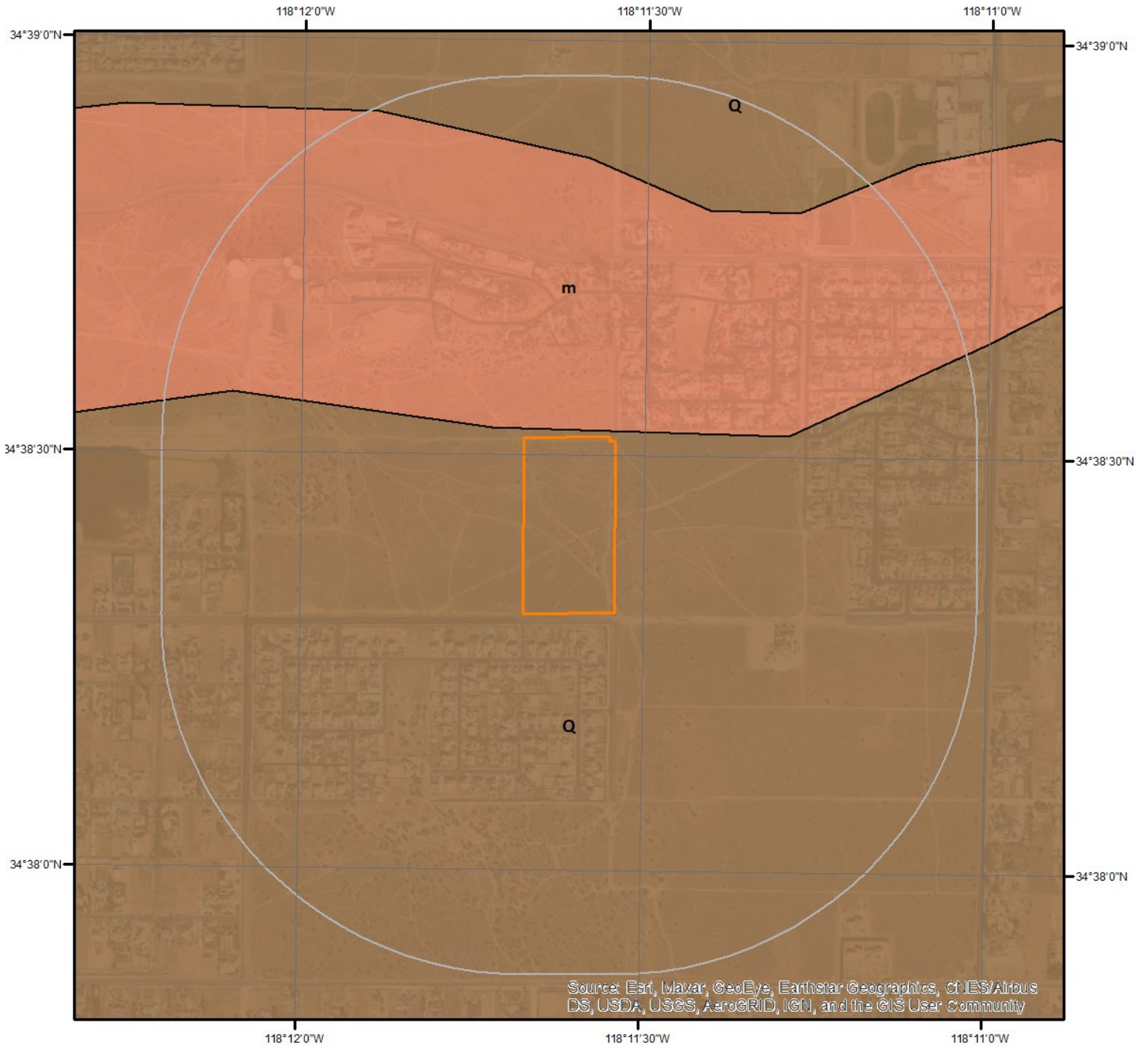
Zone: X  
Zone subtype: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

---

### Flood Zone X-12

Zone: X  
Zone subtype: AREA OF MINIMAL FLOOD HAZARD

# Geologic Information



## Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.





## Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

---

### Geologic Unit Q

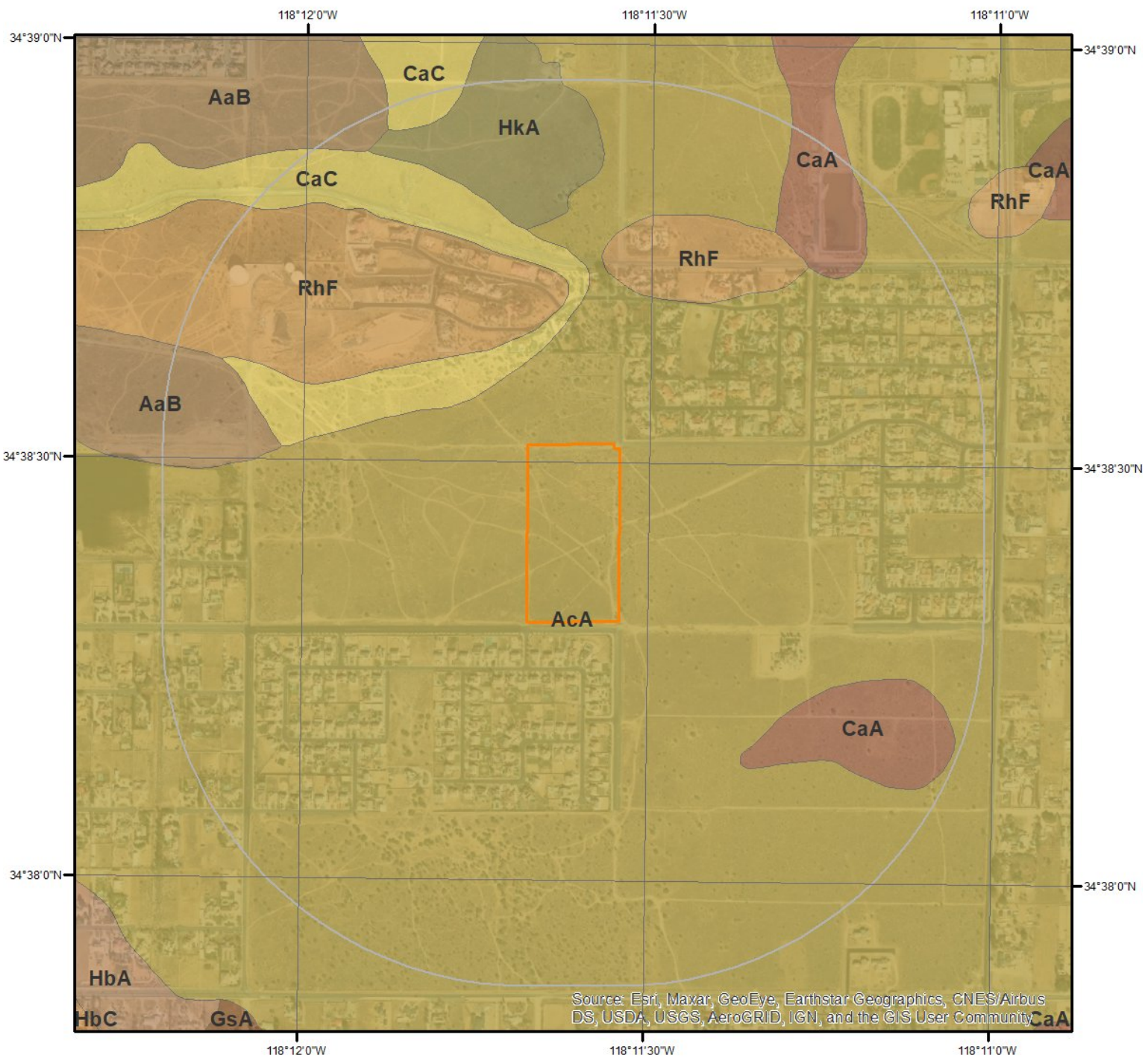
Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

---

### Geologic Unit m

Unit Name:	pre-Cenozoic metasedimentary and metavolcanic rocks undivided
Unit Age:	Early Proterozoic to Cretaceous
Primary Rock Type:	schist
Secondary Rock Type:	gneiss
Unit Description:	Undivided pre-Cenozoic metasedimentary and metavolcanic rocks of great variety. Mostly slate, quartzite, hornfels, chert, phyllite, mylonite, schist, gneiss, and minor marble.

# Soil Information



## SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



## Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

### Map Unit AaB (7.28%)

Map Unit Name:	Adelanto loamy sand, 2 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Adelanto(85%)

horizon H1(0cm to 41cm)	Loamy sand
horizon H2(41cm to 104cm)	Coarse sandy loam
horizon H2(41cm to 104cm)	Sandy loam
horizon H3(104cm to 203cm)	Sandy loam
horizon H4(203cm to 218cm)	Stratified loamy sand to coarse sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: AaB - Adelanto loamy sand, 2 to 5 percent slopes

Component: Adelanto (85%)

The Adelanto component makes up 85 percent of the map unit. Slopes are 2 to 5 percent. This component is on terraces, alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R030XG022CA Sandy 4-9" ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Cajon (10%)

Generated brief soil descriptions are created for major soil components. The Cajon soil is a minor component.

Component: Mojave (5%)

Generated brief soil descriptions are created for major soil components. The Mojave soil is a minor component.

### Map Unit AcA (87.12%)

Map Unit Name:	Adelanto coarse sandy loam, 2 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Adelanto(85%)

horizon H1(0cm to 41cm)	Coarse sandy loam
horizon H2(41cm to 104cm)	Coarse sandy loam
horizon H2(41cm to 104cm)	Sandy loam
horizon H3(104cm to 203cm)	Sandy loam
horizon H4(203cm to 218cm)	Stratified loamy sand to coarse sandy loam



## Soil Information

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: AcA - Adelanto coarse sandy loam, 2 to 5 percent slopes

#### Component: Adelanto (85%)

The Adelanto component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R030XG021CA Loamy 4-9" ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

#### Component: Cajon (10%)

Generated brief soil descriptions are created for major soil components. The Cajon soil is a minor component.

#### Component: Mojave (5%)

Generated brief soil descriptions are created for major soil components. The Mojave soil is a minor component.

---

### Map Unit CaA (0.82%)

Map Unit Name:	Cajon loamy sand, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

#### Cajon(85%)

horizon H1(0cm to 23cm)	Loamy sand
horizon H2(23cm to 152cm)	Fine sand
horizon H2(23cm to 152cm)	Sand

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: CaA - Cajon loamy sand, 0 to 2 percent slopes

#### Component: Cajon (85%)

The Cajon component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R030XG022CA Sandy 4-9" ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

#### Component: Arizo (4%)

Generated brief soil descriptions are created for major soil components. The Arizo soil is a minor component.

#### Component: Rosamond (4%)

Generated brief soil descriptions are created for major soil components. The Rosamond soil is a minor component.

#### Component: Hesperia (4%)

Generated brief soil descriptions are created for major soil components. The Hesperia soil is a minor component.

#### Component: Unnamed (3%)

## Soil Information

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

---

### Map Unit CaC (2.15%)

Map Unit Name:	Cajon loamy sand, 2 to 9 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Cajon(85%)	
horizon H1(0cm to 23cm)	Loamy sand
horizon H2(23cm to 152cm)	Fine sand
horizon H2(23cm to 152cm)	Sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: CaC - Cajon loamy sand, 2 to 9 percent slopes

Component: Cajon (85%)

The Cajon component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R030XG022CA Sandy 4-9" ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Arizo (5%)

Generated brief soil descriptions are created for major soil components. The Arizo soil is a minor component.

Component: Unnamed (5%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Component: Hesperia (5%)

Generated brief soil descriptions are created for major soil components. The Hesperia soil is a minor component.

---

### Map Unit HkA (0.42%)

Map Unit Name:	Hesperia fine sandy loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Hesperia(85%)	
horizon H1(0cm to 10cm)	Fine sandy loam
horizon H2(10cm to 137cm)	Fine sandy loam
horizon H2(10cm to 137cm)	Sandy loam
horizon H3(137cm to 196cm)	Coarse sandy loam
horizon H3(137cm to 196cm)	Sandy loam

## Soil Information

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: HkA - Hesperia fine sandy loam, 0 to 2 percent slopes

#### Component: Hesperia (85%)

The Hesperia component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R030XG021CA Loamy 4-9" ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

#### Component: Cajon (5%)

Generated brief soil descriptions are created for major soil components. The Cajon soil is a minor component.

#### Component: Rosamond (5%)

Generated brief soil descriptions are created for major soil components. The Rosamond soil is a minor component.

#### Component: Tray (3%)

Generated brief soil descriptions are created for major soil components. The Tray soil is a minor component.

#### Component: Unnamed (2%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

---

### Map Unit RhF (2.2%)

Map Unit Name:	Rock land
Bedrock Depth - Min:	0cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	null
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Rock land(80%)	
horizon H1(0cm to 25cm)	Unweathered bedrock

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: RhF - Rock land

#### Component: Rock land (80%)

Generated brief soil descriptions are created for major soil components. The Rock land is a miscellaneous area.

#### Component: Lithic Xerorthents (10%)

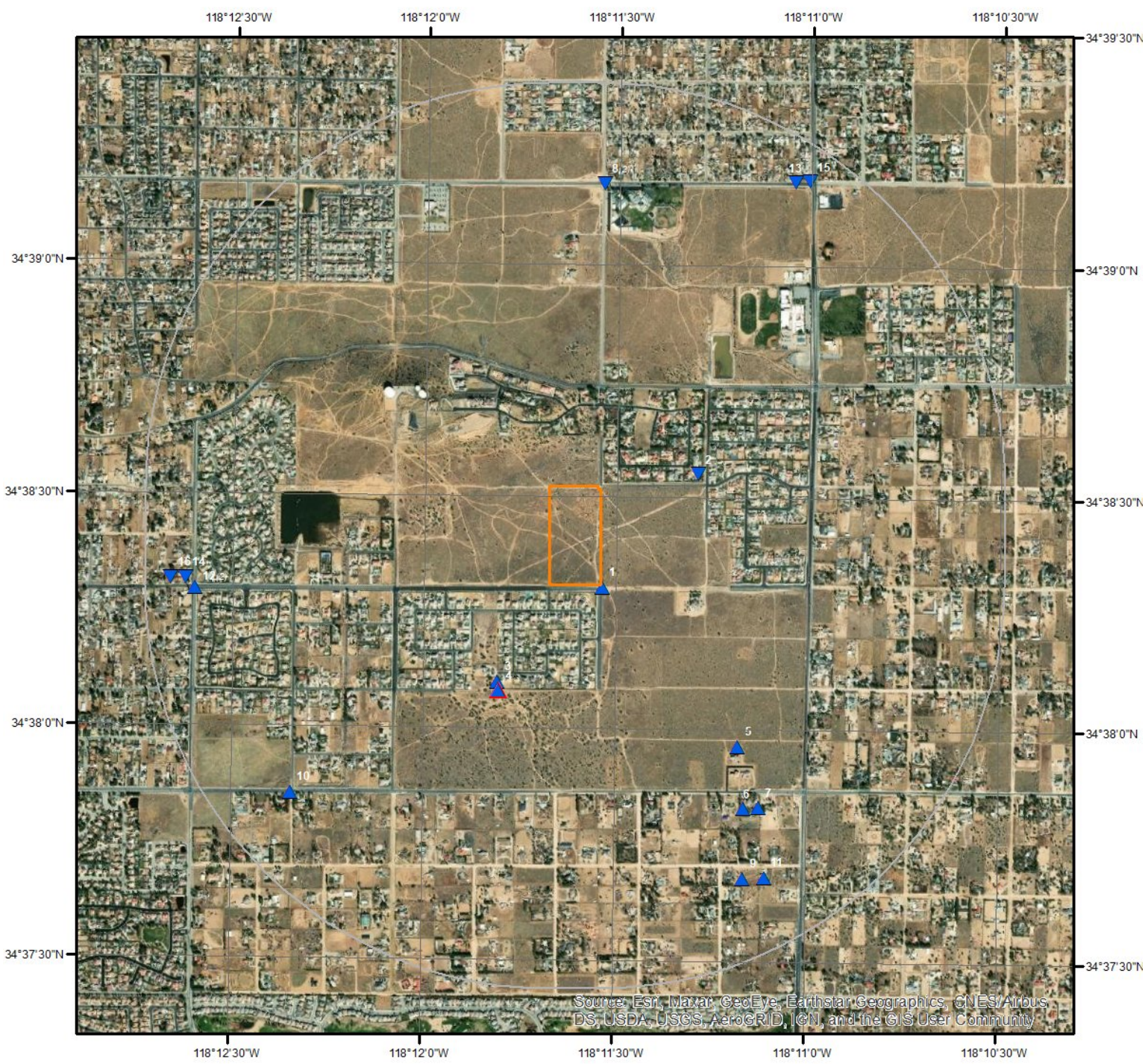
Generated brief soil descriptions are created for major soil components. The Lithic Xerorthents soil is a minor component.

#### Component: Unnamed (10%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.



# Wells and Additional Sources



## Wells & Additional Sources



- |                                |                                    |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation  | ▲ OGW Sites with Higher Elevation  |
| ■ Sites with Same Elevation    | ■ OGW Sites with Same Elevation    |
| ▼ Sites with Lower Elevation   | ▼ OGW Sites with Lower Elevation   |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |





# Wells and Additional Sources Summary

## Federal Sources

### Public Water Systems Violations and Enforcement Data

Map Key	ID	Distance (ft)	Direction
	No records found		

### Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
	No records found		

### USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
2	USGS-343833118111401	1282.38	ENE
3	USGS-343806118114501	1433.06	SSW
7	USGS-343750118110401	3578.92	SE
11	USGS-343741118110301	4389.52	SSE
14	USGS-343819118123401	4752.08	W
15	USGS-343911118105701	4843.80	NNE

## State Sources

### Oil and Gas Wells

Map Key	API No	Distance (ft)	Direction
4	0403705111	1531.55	SSW

### Periodic Groundwater Level Measurement Locations

Map Key	Site Code	Distance (ft)	Direction
6	346305N1181863W001	3481.36	SSE
9	346280N1181860W001	4272.07	SSE
13	346530N1181843W001	4732.83	NNE
16	346386N1182113W001	4946.71	W

### Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
1	WCR2007-012023	50.18	SSE
5	WCR2020-001176	2781.15	SE
8	WCR2004-016184	3954.89	N
8	WCR1996-009090	3954.89	N
10	WCR2020-011885	4333.46	SW
12	WCR1919-000147	4623.11	W
12	WCR1919-000113	4623.11	W

# Wells and Additional Sources Detail Report

## USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	ENE	0.24	1,282.38	2,534.36	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	Basin and Range basin-fill aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:	170	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:		Latitude:	34.642487
Source Map Scale:		Longitude:	-118.1881299
Monitoring Loc Name:	006N012W06B001S		
Monitoring Loc Identifier:	USGS-343833118111401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18090206		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	2534.00		
Vertical Measure Unit:	feet		
Vertical Accuracy:	5.		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	SSW	0.27	1,433.06	2,555.69	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	Basin and Range basin-fill aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:	30	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES



## Wells and Additional Sources Detail Report

Construction Date:	Latitude:	34.6349873
Source Map Scale:	Longitude:	-118.1967413
Monitoring Loc Name:	006N012W06M001S	
Monitoring Loc Identifier:	USGS-343806118114501	
Monitoring Loc Type:	Well	
Monitoring Loc Desc:		
HUC Eight Digit Code:	18090206	
Drainage Area:		
Drainage Area Unit:		
Contrib Drainage Area:		
Contrib Drainage Area Unit:		
Horizontal Accuracy:	1	
Horizontal Accuracy Unit:	seconds	
Horizontal Collection Mthd:	Interpolated from MAP.	
Horiz Coord Refer System:	NAD83	
Vertical Measure:	2553.00	
Vertical Measure Unit:	feet	
Vertical Accuracy:	5.	
Vertical Accuracy Unit:	feet	
Vertical Collection Mthd:	Interpolated from topographic map.	
Vert Coord Refer System:	NGVD29	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	SE	0.68	3,578.92	2,590.63	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	Basin and Range basin-fill aquifers
Well Depth:	456	Aquifer Type:	
Well Depth Unit:	ft	Country Code:	US
Well Hole Depth:	456	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:	19540101	Latitude:	34.630543
Source Map Scale:		Longitude:	-118.1853521
Monitoring Loc Name:	006N012W07A002S		
Monitoring Loc Identifier:	USGS-343750118110401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18090206		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		

## Wells and Additional Sources Detail Report

Horizontal Collection Mthd: Interpolated from MAP.  
 Horiz Coord Refer System: NAD83  
 Vertical Measure: 2589.00  
 Vertical Measure Unit: feet  
 Vertical Accuracy: 5.  
 Vertical Accuracy Unit: feet  
 Vertical Collection Mthd: Interpolated from topographic map.  
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	SSE	0.83	4,389.52	2,602.13	FED USGS

Organiz Identifier: USGS-CA      Formation Type:  
 Organiz Name: USGS California Water Science Center      Aquifer Name: Basin and Range basin-fill aquifers  
 Well Depth: 432      Aquifer Type:  
 Well Depth Unit: ft      Country Code: US  
 Well Hole Depth: 432      Provider Name: NWIS  
 W Hole Depth Unit: ft      County: LOS ANGELES  
 Construction Date: 19510101      Latitude: 34.6280432  
 Source Map Scale: 24000      Longitude: -118.1850744  
 Monitoring Loc Name: 006N012W07A001S  
 Monitoring Loc Identifier: USGS-343741118110301  
 Monitoring Loc Type: Well  
 Monitoring Loc Desc:  
 HUC Eight Digit Code: 18090206  
 Drainage Area:  
 Drainage Area Unit:  
 Contrib Drainage Area:  
 Contrib Drainage Area Unit:  
 Horizontal Accuracy: 1  
 Horizontal Accuracy Unit: seconds  
 Horizontal Collection Mthd: Interpolated from MAP.  
 Horiz Coord Refer System: NAD83  
 Vertical Measure: 2597.00  
 Vertical Measure Unit: feet  
 Vertical Accuracy: 5  
 Vertical Accuracy Unit: feet  
 Vertical Collection Mthd: Interpolated from topographic map.  
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	W	0.90	4,752.08	2,536.31	FED USGS

## Wells and Additional Sources Detail Report

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	Basin and Range basin-fill aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:	100	Provider Name:	NWIS
W Hole Depth Unit:	ft	County:	LOS ANGELES
Construction Date:	19190101	Latitude:	34.6385982
Source Map Scale:		Longitude:	-118.2103528
Monitoring Loc Name:	006N013W01F001S		
Monitoring Loc Identifier:	USGS-343819118123401		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18090206		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	2523.00		
Vertical Measure Unit:	feet		
Vertical Accuracy:	5.		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Interpolated from topographic map.		
Vert Coord Refer System:	NGVD29		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	NNE	0.92	4,843.80	2,480.42	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	
Organiz Name:	USGS California Water Science Center	Aquifer Name:	Basin and Range basin-fill aquifers
Well Depth:		Aquifer Type:	
Well Depth Unit:		Country Code:	US
Well Hole Depth:		Provider Name:	NWIS
W Hole Depth Unit:		County:	LOS ANGELES
Construction Date:		Latitude:	34.6530421
Source Map Scale:		Longitude:	-118.1834075
Monitoring Loc Name:	007N012W31H001S		
Monitoring Loc Identifier:	USGS-343911118105701		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18090206		



# Wells and Additional Sources Detail Report

Drainage Area:  
 Drainage Area Unit:  
 Contrib Drainage Area:  
 Contrib Drainage Area Unit:  
 Horizontal Accuracy: 1  
 Horizontal Accuracy Unit: seconds  
 Horizontal Collection Mthd: Interpolated from MAP.  
 Horiz Coord Refer System: NAD83  
 Vertical Measure: 2478.00  
 Vertical Measure Unit: feet  
 Vertical Accuracy: 5.  
 Vertical Accuracy Unit: feet  
 Vertical Collection Mthd: Interpolated from topographic map.  
 Vert Coord Refer System: NGVD29

## Oil and Gas Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	SSW	0.29	1,531.55	2,556.70	OGW

API No:	0403705111	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	00282
Well No:	1	Operator Name:	Amapola Oil Corp.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Southern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Los Angeles
Lease Name:	Amapola	Section:	06
Elevation:		Township:	06N
Total Depth:		Range:	12W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	34.63466644
Confidential:		Long83:	-118.19669342
Confidential Well:	No	Base Meridian:	SB
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		

# Wells and Additional Sources Detail Report

URL:

## Periodic Groundwater Level Measurement Locations

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSE	0.66	3,481.36	2,589.69	MONITOR WELLS

Site Code:	346305N1181863W001	Basin ID:	
State Well No:	06N12W07A002S	Basin Code:	6-044
Station ID:	28669	Basin Name:	Antelope Valley
WCR No:		Basin Region Code:	6
Well Depth:		Basin Region Desc:	San Joaquin River
Well Use:	Unknown	Basin Region Actv:	Y
Well Type:	Unknown	Basin Region Order:	6
Well Name:		County Name:	Los Angeles
Latitude:	34.6305	WLM Method:	Unknown
Longitude:	-118.186	WLM Accuracy:	Unknown

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	SSE	0.81	4,272.07	2,600.33	MONITOR WELLS

Site Code:	346280N1181860W001	Basin ID:	
State Well No:	06N12W07A001S	Basin Code:	6-044
Station ID:	7391	Basin Name:	Antelope Valley
WCR No:		Basin Region Code:	6
Well Depth:	432	Basin Region Desc:	San Joaquin River
Well Use:	Unknown	Basin Region Actv:	Y
Well Type:	Single Well	Basin Region Order:	6
Well Name:	343741118110301	County Name:	Los Angeles
Latitude:	34.628	WLM Method:	Unknown
Longitude:	-118.186	WLM Accuracy:	Unknown

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NNE	0.90	4,732.83	2,479.62	MONITOR WELLS

Site Code:	346530N1181843W001	Basin ID:	
State Well No:	07N12W31H001S	Basin Code:	6-044
Station ID:	6789	Basin Name:	Antelope Valley
WCR No:		Basin Region Code:	6
Well Depth:		Basin Region Desc:	San Joaquin River
Well Use:	Unknown	Basin Region Actv:	Y
Well Type:	Unknown	Basin Region Order:	6
Well Name:		County Name:	Los Angeles
Latitude:	34.653	WLM Method:	Unknown
Longitude:	-118.184	WLM Accuracy:	Unknown

## Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	W	0.94	4,946.71	2,536.67	MONITOR WELLS

Site Code:	346386N1182113W001	Basin ID:	
State Well No:	06N13W01F001S	Basin Code:	6-044
Station ID:	7420	Basin Name:	Antelope Valley
WCR No:		Basin Region Code:	6
Well Depth:		Basin Region Desc:	San Joaquin River
Well Use:	Unknown	Basin Region Actv:	Y
Well Type:	Unknown	Basin Region Order:	6
Well Name:		County Name:	Los Angeles
Latitude:	34.6386	WLM Method:	Unknown
Longitude:	-118.211	WLM Accuracy:	Unknown

### Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	SSE	0.01	50.18	2,548.45	WATER WELLS

WCR No:	WCR2007-012023	City(OSWCR):	Lancaster
City:	Lancaster	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.6384
Decimal Latitude:	34.6384	Decim Long(OSWCR):	-118.19223
Decimal Longitude:	-118.19223		
Location:	32nd Street West & Avenue M-8		
Location(OSWCR):	32nd Street West & Avenue M-8		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SE	0.53	2,781.15	2,579.26	WATER WELLS

WCR No:	WCR2020-001176	City(OSWCR):	Lancaster
City:	Lancaster	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.6327396
Decimal Latitude:	34.6327396	Decim Long(OSWCR):	-118.1862661
Decimal Longitude:	-118.1862661		
Location:	3126 W Avenue M15		
Location(OSWCR):	3126 W Avenue M15		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	N	0.75	3,954.89	2,476.54	WATER WELLS

WCR No:	WCR2004-016184	City(OSWCR):	Lancaster
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## Wells and Additional Sources Detail Report

City:	Lancaster	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.65291
Decimal Latitude:	34.65291	Decim Long(OSWCR):	-118.19231
Decimal Longitude:	-118.19231		
Location:	20th Street & Avenue L-8		
Location(OSWCR):	20th Street & Avenue L-8		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	N	0.75	3,954.89	2,476.54	WATER WELLS

WCR No:	WCR1996-009090	City(OSWCR):	Lancaster
City:	Lancaster	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.65291
Decimal Latitude:	34.65291	Decim Long(OSWCR):	-118.19231
Decimal Longitude:	-118.19231		
Location:	30TH ST & 'L'		
Location(OSWCR):	30TH ST & 'L'		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	SW	0.82	4,333.46	2,566.76	WATER WELLS

WCR No:	WCR2020-011885	City(OSWCR):	Quartz Hill
City:	Quartz Hill	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.63095
Decimal Latitude:	34.63095	Decim Long(OSWCR):	-118.2057086
Decimal Longitude:	-118.2057086		
Location:	4204 West Avenue		
Location(OSWCR):	4204 West Avenue		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	W	0.88	4,623.11	2,538.46	WATER WELLS

WCR No:	WCR1919-000147	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.63826
Decimal Latitude:	34.63826	Decim Long(OSWCR):	-118.20992
Decimal Longitude:	-118.20992		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

## Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	W	0.88	4,623.11	2,538.46	WATER WELLS

WCR No:	WCR1919-000113	City(OSWCR):	None
City:	None	County(OSWCR):	Los Angeles
County:	Los Angeles	Decimal Lat(OSWCR):	34.63826
Decimal Latitude:	34.63826	Decim Long(OSWCR):	-118.20992
Decimal Longitude:	-118.20992		
Location:	None		
Location(OSWCR):	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

## Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *LOS ANGELES* County: **2**

*Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L*

*Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L*

*Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L*

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Federal Area Radon Information for *LOS ANGELES* County

No Measures/Homes:	69
Geometric Mean:	0.4
Arithmetic Mean:	0.7
Median:	0.5
Standard Deviation:	1
Maximum:	5.6
% >4 pCi/L:	1
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.



## **Federal Sources**

### **FEMA National Flood Hazard Layer**

**FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

### **Indoor Radon Data**

**INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

### **Public Water Systems Violations and Enforcement Data**

**PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

### **Radon Zone Level**

**RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

### **Safe Drinking Water Information System (SDWIS)**

**SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

### **Soil Survey Geographic database**

**SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

### **U.S. Fish & Wildlife Service Wetland Data**

**US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

### **USGS Current Topo**

**US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

### **USGS Geology**

**US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

### **USGS National Water Information System**

**FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

## **State Sources**

### **Oil and Gas Wells**

**OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

## Appendix

Oil, Gas and Geothermal Resources.

### **Periodic Groundwater Level Measurement Locations**

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

**MONITOR WELLS**

### **Well Completion Reports**

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

**WATER WELLS**

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**APPENDIX D: QUALIFICATIONS**

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## Education

B.A. History, University of Dayton  
M.A. History, Arizona State University

## Registrations

California Registered Environmental Assessor – 1994 No. 06470  
Certified Asbestos Building Inspector  
Radon Measurement Specialist – No. 9SS0048

## Training

Asbestos Building Inspector Refresher Course  
Advanced Radon Measurements for Multi-Family and Other Large Buildings  
QA/QC for Residential Radon Measurement  
Radon in Water: Residential Sampling and Aeration Mitigation  
Environmental Hazards 2HR CE

## Highlights

Over 29 years experience in the environmental services industry conducting:  
Phase I Environmental Site Assessments  
Transaction Screen Assessments  
Environmental Desktop Reports  
Asbestos building inspections  
Radon testing

## Experience Summary

Ms. Noland is currently a Senior Environmental Assessor and her responsibilities include thorough site assessment and technical report writing in line with the American Society of Testing and Materials (ASTM) standard and US Environmental Protection Agency's All Appropriate Inquiry (AAI) as well as customized client formats. Her knowledge and ability to manage multiple services associated with real estate due diligence allows Ms. Noland to provide her clients with comprehensive information and identification of risks in order to make sound financial investments. In addition, Ms. Noland performs limited asbestos surveys, lead-based paint surveys, lead-in-water sampling, and radon testing as required per scope of work.

At a previous firm, Ms. Noland was responsible for environmental due diligence activities both locally and nationwide with emphasis on environmental site assessments related to property transactions, and due diligence audits. Ms. Noland's experience includes multi-family properties, retail shopping centers, hotels and resorts, office buildings, auto repair facilities, light industrial facilities, manufacturing facilities, and vacant land. Ms. Noland is Freddie Mac and Fannie Mae ESA qualified.

## Project Experience

Ms. Noland has conducted thousands of ESAs throughout California and the US over the course of her career. The following select projects summarize her experience and due diligence background:

*Environmental Assessment, California, Various Lenders and Clients, Freddie Mac, Fannie Mae and private investors and brokers.* Ms. Noland has performed hundreds of environmental assessments services related to multi-family real estate transfers and property development throughout California, many of which have included the collection of suspect ACM samples, and radon testing. She has also reviewed and summarized third-party reports, asbestos and lead surveys, and subsurface investigations.

*Environmental Assessment, Office Portfolio, Southern California (Confidential Client).* Ms. Noland performed environmental site assessments of eight office complexes located in Los Angeles County. In addition, Ms. Noland was responsible for review and summary of third-party reports, asbestos and lead surveys, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Hotel Portfolio, Southern California (Confidential Client).* Ms. Noland performed environmental site assessments of four hotels located in San Diego and Los Angeles Counties. In addition, Ms. Noland was responsible for review and summary of third-party reports, asbestos and lead surveys, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Light Industrial Portfolio, Southern California (Confidential Client).* Ms. Noland performed environmental site assessments of six light industrial properties located within a corporate office park in Carlsbad, California. The properties included office buildings in addition to semiconductor manufacturing facilities. In addition, Ms. Noland was responsible for review and summary of third-party reports, asbestos and lead surveys, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Auto Fueling Facilities, Southern California (Confidential Client).* Ms. Noland performed seven environmental site assessments of operating vehicle fueling and repair stations, located within Ventura and Los Angeles Counties. In addition, Ms. Noland was responsible for review and summary of third-party reports and underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Pep Boys Facilities, Southern California, (Confidential Client).* Ms. Noland performed four environmental site assessments of operating Pep Boys facilities located within Ventura County. In addition, Ms. Noland was responsible for review and summary of third-party reports, asbestos and lead surveys, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Car Wash Facilities, Central California, (Confidential Client).* Ms. Noland performed four environmental site assessments of operating car wash facilities located within Kern and Fresno Counties. In addition, Ms. Noland was responsible for review and summary of third-party reports, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Industrial Truck Repair Facilities, Central California, (Confidential Client).* Ms. Noland performed environmental site assessments of three operating diesel truck repair facilities located within Fresno County. In addition, Ms. Noland was responsible for review and summary of third-party reports, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Semiconductor Manufacturing Facility, Southern California, (Confidential Client).* Ms. Noland performed an environmental site assessment of an operating semiconductor manufacturing facility in Orange County. Ms. Noland worked in conjunction with a subsurface investigation team to identify



## Carol Noland

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significant areas for testing. In addition, Ms. Noland was responsible for review and summary of third-party reports, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Industrial Park, Spokane, Washington, (Confidential Client)*. Ms. Noland performed an environmental site assessment of a large multi-tenant industrial park in Spokane, Washington, which included steel foundries, machine shops, fabrication shops, and other industrial operations. In addition, Ms. Noland was responsible for review and summary of third-party reports, underground storage tank removals and other subsurface investigations.

*Environmental Assessment, Light Industrial Portfolio, Phoenix, Arizona, (Confidential Client)*. Ms. Noland performed environmental site assessments of six light industrial properties located within a corporate office park in Carlsbad, California. The properties included office buildings in addition to semiconductor manufacturing facilities. In addition, Ms. Noland was responsible for review and summary of third-party reports, underground storage tank removals and other subsurface investigations.

### Contact

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## Education

BS, Natural Sciences, University of CA Davis, Davis, CA

## Training

Groundwater Pollution and Hydrology, Princeton Groundwater, Inc.

## Highlights

11 years of experience with Phase I Environmental Site Assessments (ESAs)

8 years of experience with ESA Peer Reviews

8 years of experience with Transaction Screen Assessments

8 years of experience with Environmental Desktop Reports

3 years of experience site remediation

## Experience Summary

Ms. Basel currently serves as a Project Manager at Partner Engineering and Science, Inc. (Partner), where her duties primarily include reviewing Phase I Environmental Site Assessments (ESAs) and Transaction Screen Assessments (TSAs) in accordance with ASTM standards, the US Environmental Protection Agency's All Appropriate Inquiries (AAI) rules, and customized client formats, when requested.

Ms. Basel brings over 11 years of experience in environmental consulting, with positions ranging from assessor to management. Ms. Basel has conducted and supervised environmental assessments for multiple private financial institutions and client types, on a large variety of properties including multi-family residential complexes, hospitality sites, golf courses, commercial office buildings, shopping centers, multi-tenant commercial complexes, industrial warehouses, manufacturing facilities, dry cleaning plants, gasoline service stations, automotive repair and body shops, medical facilities, funeral homes, food processing facilities and wineries, quarries, timberland/sawmills, and agricultural properties. This work has included peer review of large portfolios of due diligence reports to ensure compliance with the clients' specific scopes of work.

Ms. Basel's work experience began with monitoring the remediation and closure of cleanup sites, with work increasingly focusing on property due diligence over time. She was honored with the 2015 Rising Star Award by Commercial Real Estate Women.

## Project Experience

*FDIC Contract Assessments, Various Locations across the US* - Ms. Basel worked as a Senior Level Environmental Professional under contract with the Federal Deposit Insurance Corporation (FDIC). The FDIC contract involved reviewing ESAs and Checklists, completed by other companies, to ensure that the reports were completed in compliance with the FDIC scope of work. Ms. Basel prepared review memos that were then used to facilitate FDIC Receiverships.

*Sawmill, Boulder Creek, CA* - Ms. Basel conducted a Phase I ESA of a mixed-use 6,000-acre timberland property including residences and an inactive sawmill. She identified both active and abandoned oil wells,

a large abandoned aboveground storage tank, and aboveground piping on the subject property. The potential for releases from these features were identified as recognized environmental conditions (RECs).

*Multi-Unit Industrial Portfolio, Sparks, NV* - Ms. Basel conducted a Phase I ESA for four multi-unit industrial buildings, for which prior ESAs had been conducted. Public records indicated historical solvent use that was not identified in the prior ESAs. She also confirmed a discrepancy in the prior assessed property boundaries and concluded that railroads and spurs were located on the subject property. The historical use of solvents and the presence of railroad spurs in association with industrial property use were identified as RECs.

*Commercial/Residential Building, Sacramento, CA* - Ms. Basel conducted a Phase I ESA of a mixed-use commercial/residential building for Fannie Mae agency requirements. She observed three commercial units and a representative sample of 50 residential units, researched property use dating back to 1895, and identified no environmental concerns. No sampling was required as part of the recommendations.

*Pipeline Designation Area, San Bernardino and Riverside Counties, CA* - Ms. Basel conducted a modified Phase I ESA of a 63-mile linear project that spanned across two California counties. Tasks included a windshield survey and database report review for the entire length of the proposed pipeline project and a file review of select areas of interest. The assessment was combined with other environmental documents that helped the client choose a final pipeline placement.

*10-Site Residential Portfolio, NC, GA, and F* - Ms. Basel managed a project consisting of Phase I ESAs of 10 multi-family residential complexes. The assessments included radon and asbestos sampling according to the client's specific requirements. Duties included managing and reviewing Phase I ESAs.

*10-Site Retail/Former Gasoline Service Station Portfolio, AZ, IN, TX, NC, OK, and IL* - Ms. Basel managed a project consisting of Phase I ESAs of 10 retail properties previously developed with gasoline service stations. Duties included managing and reviewing Phase I ESAs.

### Contact

ebasel@partneresi.com



## Education

BA, Environmental Analysis and Criminal Justice, University of California Irvine, Irvine, CA

## Trainings

ASTM Technical and Professional Training

Hazardous Materials Management Certificate Courses, University of California Irvine

## Highlights

25+ years of experience in Real Estate Due Diligence/Consulting and Site Development Engineering

Prepared over 10,000 Phase I Environmental Site Assessments

Managed over 30,000 Phase I Environmental Site Assessments

Managed over 1,000 Phase II Subsurface Soil/Groundwater and Soil Gas Investigations, Asbestos, Lead, and Radon Screenings

Managed Class-A Equity Property Condition Assessments with Specialized Inspections, Seismic Evaluations, ALTA Surveys, Zoning, ADA Surveys and Pest Inspections

Managed Several Civil Engineering/Geotechnical Investigations of Commercial Development Projects, Construction Doc and Cost Reviews, Construction Progress Monitoring, and Energy Benchmarking

## Experience Summary

Mr. Taylor is a Principal and National Client Manager with extensive experience in commercial real estate due diligence and site development engineering throughout the United States. His responsibilities include full-phase site development and environmental consulting, national client management, multi-scope contract negotiation/execution, portfolio project management, and technical report quality control. Mr. Taylor's regional and national expertise compliments the wide variety of Partner projects and client types including national and local lending institutions, asset management/investment groups, commercial/retail developers, and commercial real estate professionals.

Mr. Taylor has 25 years of experience in national commercial real estate due diligence consulting including Phase I Environmental Site Assessments, Phase II Subsurface Soil/Soil Gas Investigations, Property Condition Assessments, Seismic Evaluations, Asbestos, Lead-Paint, and Radon Surveys, ALTA Surveys, Geotechnical Investigations, Civil Engineering, MEP Special Inspections, Energy Evaluations, and Construction Monitoring.

Mr. Taylor has assessed/managed over 30,000 commercial real estate transactions throughout his professional career including several multi-million dollar asset portfolios consisting of a 29-site commercial office property acquisition, two 1,200-site cellular tower transactions, a 215-site regional shopping center vacancy evaluation, a 25-site regional grocery-store chain environmental/survey evaluation, a 16-site multi-family apartment building acquisition, a 10-site residential development acquisition, and 5-site Class A multi-specialized-scope building acquisition inspection. These transactions have included some or all of Partner's core engineering due diligence services described above. Mr. Taylor routinely manages national asset/developer clients to evaluate the environmental and structural risks associated with commercial/industrial properties prior to acquisition. These risks may be associated with past hazardous materials use (i.e., gasoline stations, dry cleaners) which require historical research combined with subsurface evaluations to assess for contamination that could devalue the property or create a human health concern to occupants or construction workers; evaluate for asbestos, lead-based paint, and radon to



determine the need for abatement or venting systems; evaluate the structural integrity of the building and assess for seismic retrofit; evaluate the roof, mechanical, electrical, plumbing systems (i.e., elevators, HVAC systems, sewer); evaluate for American Disabilities Act (ADA) deficiencies (i.e., ramps, railings, access); survey the property boundaries (i.e., ALTA Surveys); evaluate the subsurface conditions for construction suitability (i.e., Geotechnical Investigations); Civil Engineering/Design, and energy studies of the site building to meet with current requirements and systems efficiencies.

### **Project Experience**

*National Quick-Serve Restaurant Chains.* Multiple National Quick-Serve Restaurant (QSR) Chain development projects which include Phase I Environmental Site Assessments, Asbestos Surveys, Geotechnical Investigations, ALTA Surveys, Plat Map Survey, and Special Inspections. Mr. Taylor manages the projects with attention to client needs/timelines and fieldwork/production in order to advocate the commercial development projects and maintain report efficiencies and construction budgets. These projects require multiple scope management and coordination with clients, technical staff, subcontractors, regulatory agencies, and construction design/contractor entities. Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise in national commercial real estate development engineering create successful developments and client satisfaction on an ongoing basis.

*National Dental Office Chain.* Multiple ground-up dental office development projects which include Phase I Environmental Site Assessments, Geotechnical Investigations, and ALTA Surveys. Mr. Taylor manages the projects with attention to client needs/timelines and fieldwork/production in order to advocate the commercial development projects and maintain report efficiencies and construction budgets. These projects require multiple scope management and coordination with clients, technical staff, subcontractors, regulatory agencies, and construction design/contractor entities. Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise in national commercial real estate development engineering create successful developments and client satisfaction on an ongoing basis.

*Regional Gas Station/Convenience Store Chain.* Multiple ground-up gas station/convenience store redevelopment projects in California which include Phase I Environmental Site Assessments, Phase II Subsurface Investigations/Characterization, Remedial Cost Estimates with Voluntary Cleanup Regulatory Programs, Asbestos Surveys, and Geotechnical Investigations. Mr. Taylor manages the projects with attention to client/agency interaction and fieldwork/production in order to advocate the commercial development projects and maintain report efficiencies and construction budgets. These projects require multiple scope management and coordination with clients, technical staff, subcontractors, regulatory agencies, and construction design/contractor entities. Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise with commercial real estate development engineering create successful developments and client satisfaction on an ongoing basis.

*Beverly Hills Country Club Renovation, Beverly Hills, CA.* A \$12 million-dollar renovation project which included a Phase I Environmental Site Assessment, Property Condition Assessment, Seismic Evaluation, ADA Survey, ALTA Survey and a comprehensive roof assessment. Multiple engineering professionals were coordinated and dispatched to the project site to complete due diligence assessments and cost studies associated with the planned renovation of the historic facility. The renovation was successful and exemplified Mr. Taylor's due diligence engineering experience as well as Partner's responsiveness and expertise in commercial real estate evaluation.

*Commercial Office Portfolio, Philadelphia, PA.* A \$186 million dollar acquisition project consisting of 29, multi-story commercial office buildings and included Phase I Environmental Site Assessments and Property Condition Assessments with special inspections of HVAC systems, elevators, and roofing systems. Multiple inspectors were coordinated and dispatched to each site within a two-week report completion timeline. Special inspection findings and related repair costs were cross-calculated with generalist inspection reporting and incorporated into the Property Condition Assessment spreadsheets for client/lender review. The acquisition was successful and exemplified Mr. Taylor's project management and negotiation skills, coordination of several in-house engineering professionals and subcontracted elevator consultants as well as Partner's responsiveness and expertise of client/lender's expedited timeline.

*National Cellular Tower Portfolios.* Two multi-million dollar acquisition projects consisting of over 2,400 cellular towers located throughout the United States which included Phase I Environmental Site Assessments. Multiple national inspectors were dispatched to each mountain-top tower within each state. The inspections incorporated the use of guides and four-wheel drive vehicles (primarily Jeeps) to visually inspect each tower. The acquisition project was successful and exemplified Mr. Taylor's project management skills, coordination of dozens of national inspectors, quality control reviews, and responsiveness to client's timeline.

*Grocery Chain Portfolio, various locations throughout OR.* A multi-million-dollar rehabilitation financing project consisting of 25 grocery store properties included Phase I Environmental Site Assessments and ALTA Surveys. Multiple inspectors were dispatched to each site within a two-week turnaround. The financing project was successful and the project exemplified Mr. Taylor's negotiation/client management skills, coordination of inspections, quality control and completion of timely reports as well as the responsiveness and professional acumen of Partner's Engineering Team.

### **Affiliations**

ASTM Member No. 000216930  
Environmental Bankers Association  
Risk Management Association, Director, Fresno, CA  
Northwest Environmental Business Council

### **Speaking**

*"Commercial Due Diligence 101", Northwest Environmental Business Council, Northwest Environmental Conference and Tradeshow, Portland, OR.* Commercial Real Estate Risks and Assessments

*"Regulations in Lending", Risk Management Association, Fresno, CA.* Risk Tolerance and Environmental Regulation for Commercial Bankers

*"Water in the Central Valley", Risk Management Association, Fresno, CA.* Contaminated Sites and Environmental Remediation of Commercial Properties

### **Contact**

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