

**INITIAL STUDY FOR A
22-UNIT CONDOMINIUM HOUSING PROJECT
LA PUENTE, CA**

Prepared for:

CITY OF LA PUENTE
15900 East Main Street
La Puente, CA 91744

Prepared by:



5 Hutton Centre Drive, Suite 750
Santa Ana, California 92707
(949) 261-5414

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SECTION 1.0 – INTRODUCTION

The California Environmental Quality Act (“CEQA”), codified in the Public Resources Code, Section 21000 *et seq.*, and the *CEQA Guidelines*, Title 14, Section 15000 *et seq.* of the California Code of Regulations was established to require public agencies to consider and disclose the environmental implications of their actions (projects). CEQA was enacted in 1970 by the California Legislature to disclose to decision makers and the public the significant environmental effects of a proposed project and identify possible ways to avoid or minimize significant environmental effects of a project by requiring implementation of mitigation measures or recommending feasible alternatives. CEQA applies to all California governmental agencies at all levels, including local, regional, and state, as well as boards, commissions, and special districts.

As provided by Public Resources Code Section 21067, the public agency with the principal responsibility for approving a project that may have a significant effect upon the environment is considered the Lead Agency. The City of La Puente (“City”), as Lead Agency for the 22-Unit Condominium Project (“Proposed Project”), is responsible for preparing environmental documentation in accordance with CEQA as amended to determine if approval of the discretionary actions requested and subsequent implementation of the Proposed Project could have a significant impact on the environment. As defined by Section 10563 of the CEQA Guidelines, an Initial Study (“IS”) is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (“EIR”), Negative Declaration (“ND”), Mitigated Negative Declaration (“MND”), or Notice of Exemption (“NOE”) would be appropriate for providing the necessary environmental documentation and clearance for the Proposed Project.

**City of La Puente
Initial Study and Environmental Evaluation**

1. **Project Title:** 22 Unit Condominium Housing Project
2. **Lead Agency Name and Address:** City of La Puente
15900 East Main Street
La Puente, CA 91744
3. **Project Sponsor's Name and Address:** Star of La Puente, LLC,
15473 Los Robles
Hacienda Heights, CA
4. **City Contact Person and Phone Number:** John Di Mario
Development Services Director
626-855-1517
5. **Project Location:** 135 – 145 N. First Street,
La Puente, CA, 91744
6. **General Plan Designation:** Mixed Use
7. **Zoning Designation:** Downtown Business District
8. **Description of Project:** The applicant proposes the development of a 22-unit condominium housing Project within the 0.96-acre Project site which encompasses two parcels (APN No. 8246-010-001 and APN No. 8246-010-017) at 135-145 North 1st Street. (Description continued in Section 2, below).
9. **Surrounding Land Uses:** Surrounding land uses and zoning of nearby properties are similar and include residential and mixed-use as well as office adjacent to the Project. R2-Medium Density Residential is located to the northeast and east of the Project.
10. **Other Public Agencies Whose Approval is Required:**

La Puente Valley County Water District (water)
Los Angeles County Fire Department
(development plan approval)
11. **California Native American Consultation:** Tribal consultation has begun with the four Native American tribes that have requested consultation for projects in the City. The tribes that have been sent AB 52 notification letters include the San Gabriel Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the Gabrieleno Band of Mission Indians – Kitz Nation, and the Soboba Band of Luiseno Indians.

SECTION 2.0 – PROJECT DESCRIPTION

2.1 PROJECT BACKGROUND

The Project meets the intent of the Downtown Business District (DBD) Specific Plan, as the area was identified as having a need for redevelopment including the following:

- Creating a foundation for a revitalized retail base
- Encouraging the creation of a job center
- Establishing diverse civic and community services
- Enhancing the visual appeal of the DBD
- Providing residential opportunities.

The Project meets the goal for providing residential opportunities in the DBD, and also allows for revitalization through improving the visual appearance of the DBD.

2.2 PROJECT LOCATION

The Project site is located at 135 – 145 North 1st Street in the City of La Puente in Los Angeles County. Currently, the Project site consists of the former Star Theater building which spans the northwest corner of Workman Street and Glendora Avenue. The site includes the vacant, abandoned theater with the free-standing signage located along 1st Street. A parking lot is immediately adjacent to the Star Theater building at the southern portion of the Project site. Both the Star Theater building and the parking lot comprise the Project site and is enclosed with a chain-link fence along Glendora Avenue, North 1st Street, and Workman Street.

2.3 PROJECT SETTING

The land use designation of the Project site is identified as Sub Area 3-MU-Mixed Use, and zoned as DBD-Downtown Business District Specific Plan. The City prepared a DBD Specific Plan in order to increase the appeal of the DBD area due to its state of decline of attracting retailers, consumers, and residents. The DBD Specific Plan was developed to create revitalization of the retail base, encourage creation of job centers, establish diverse community services, enhance the visual appeal of the area, and provide residential opportunities. The specific plan covers 23.7 acres and is divided into fourteen sub areas in order to facilitate and guide future development in the DBD. The Project Site is within the Sub Area 3 of the DBD Specific Plan, which specifically outlines plans for 25 multi-family residential (townhomes) units in the northern half of the Sub Area 3.

Surrounding land uses and zoning of nearby properties are similar and include R2-Medium Density Residential to the northeast and east. Immediately adjacent to the Project site are other Mixed Use subareas and a park and ride lot located just west of the Project site in the City of Industry. These land uses specifically include restaurants, the La Puente Valley Women's Club, and a small retail center. Other nearby land uses include La Puente High School and La Puente City Park north of the Project site. The general topography of the area is generally flat, although hills are visible to the south of the project site and the San Gabriel Mountains are visible in the distance looking north from First Street.

2.4 PROJECT HISTORY

The Project site currently houses the vacant and boarded-up Star theater, formerly known as the Puente Theater, which opened in 1948 and a parking lot. The movie theater was constructed in 1948 and includes a Quonset-Hut style of architecture. Attendance began to decline in the late 1960's, and by the 1970's through the early 1990's, the theater began showing adult rated movies. The theater became a source of illicit activity and the Los Angeles County Sheriff's Department had many calls for service regarding operation of the movie theater. The theater was sold and repurchased through a cycle of owners to revitalize the theater. Ultimately, the theater was forced to close because the management could not control the unlawful activity taking place in the building. The theater had become a public nuisance and a financial drain on City services. In 2004, the Star Theater began showing mainstream movies but was unable to sustain a consistent client base and was eventually shut down as a movie theater, and has remained closed ever since.

A previous Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in 2006 for the construction of a condominium development on the Project site. However, due to engineering design constraints/financial feasibility and the economic downturn of the economy, the proposed development did not move forward. The Star Theater has remained vacant and abandoned falling deeper into disrepair and an attractive nuisance for homeless individuals, vandalism, and graffiti. The Star Theater property was recently purchased by a new owner in 2016 stating that the building has long been deteriorated, and extensive work would be needed to bring it up to current building codes. The feasibility to reuse the existing structure is highly unlikely and the current owners of the property have proposed the removal of the theater building and construction of a condominium housing development with ground level parking in compliance with the Downtown Business District Specific Plan.

2.5 PROJECT COMPONENTS

The applicant proposes the development of a 22-unit condominium Project within the 0.96-acre Project site which encompasses two parcels (APN No. 8246-010-001 and APN No. 8246-010-017) at 135-145 North 1st Street.

The Project consists of the demolition of the existing structures including the Star Theater and surface parking lot, and construction of a 22-unit, three-story, approximately 37,720 square feet attached condominium Project with 44 private parking spaces and 11 guest parking spaces. Each unit will have three bedrooms, a washer/dryer hookup, a two-car garage, and a private patio. Areas surrounding the condominium units will include landscaping, hardscape, and open space areas. The Project site will be gated with one main vehicle access point located along Glendora Avenue.

2.6 CONSTRUCTION

Construction will occur in one phase and will be approximately 14 months in duration and is anticipated to begin in Spring 2019. Schedule of construction activities will be done per contractor requirements and in compliance with the City's Municipal Code, and all conditions of approval required by any entitlements. Equipment to be used on-site during demolition, excavation, and construction include, but are not limited to, bulldozers, excavators, backhoe loaders, transport trucks, cranes, and other large hydraulic equipment.

Figure 1 Project Vicinity



Figure 2: Project Site



SECTION 3.0 – ENVIRONMENTAL DETERMINATION

The environmental factors checked below would potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklists on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology /Soils	<input type="checkbox"/>	GHG Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials
<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

1. I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐
2. I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐
3. I find the proposed Project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☒
4. I find that the proposed Project **may have a "potentially significant impact" or "potentially significant unless mitigated impact"** on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐
5. I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required. ☐


Signature

John Di Mario

7/13/18
Date

Development Services Director

SECTION 4.0 – ENVIRONMENTAL IMPACTS

4.1 ORGANIZATION OF ENVIRONMENTAL ANALYSIS

Sections 2.3.1 through 2.3.21 provide a discussion of the potential environmental impacts of the Project. The evaluation of environmental impacts follows the questions provided in the Checklist provided in the CEQA Guidelines.

4.2 TERMINOLOGY USED IN THIS ANALYSIS

For each question listed in the IS checklist, a determination of the level of significance of the impact is provided. Impacts are categorized in the following categories:

- **No Impact.** A designation of no impact is given when no adverse changes in the environment are expected.
- **Less Than Significant.** A less than significant impact would cause no substantial adverse change in the environment.
- **Less Than Significant with Mitigation.** A potentially significant (but mitigable) impact would have a substantial adverse impact on the environment but could be reduced to a less-than-significant level with incorporation of mitigation measure(s).
- **Potentially Significant.** A significant and unavoidable impact would cause a substantial adverse effect on the environment and no feasible mitigation measures would be available to reduce the impact to a less-than-significant level.

4.3 EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the Lead Agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant.

“Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”

Mitigation measures are identified and explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).

Earlier analyses may be used where, pursuant to the Program EIR or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

- a) Earlier analyses used where they are available for review
- b) Which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and whether such effects were addressed by mitigation measures based on the earlier analysis
- c) The mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project for effects that are “Less than Significant with Mitigation Measures Incorporated

References and citations have been incorporated into the checklist references to identify information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, include a reference to the page or pages where the statement is substantiated.

Source listings and other sources used or individuals contacted are cited in the discussion.

The explanation of each issue identifies:

- a) The significance criteria or threshold, if any, used to evaluate each question
- b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.3.1 Aesthetics

a) Would the project have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No Impact.** The Proposed Project is located in an urbanized area adjacent to commercial uses and is a developed site. There are no designated scenic resources on the Proposed Project site, nor is the Proposed Project site part of a state, county, or municipally designated scenic vista (City 2004). The opportunities for long distance views are limited to distant views of the San Gabriel Mountains looking north on First Street, as well as some views of hills looking south on First Street. From most other directions, the visual horizon is limited by existing manmade features. Primary views of the Proposed Project site are in the immediate area from adjacent streets and land uses. Figure 3 shows views of the Proposed Project site from surrounding locations. Overall views from surrounding areas would be impacted due to the height of the 22-Unit Condo development being a three-story development, approximately 36 feet in height. Currently, a portion of the Proposed Project site is a parking lot while the remainder of the Proposed Project site is an abandoned theater approximately 30 feet in height with an approximately 55 foot -tall sign. With the implementation of the Proposed Project, some immediate views of the Proposed Project site would be of increased building height and density, however, the new structures would improve the visual character of the Proposed Project site. Therefore, no impact would result, and no further study of the issue is required.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- b) **No Impact.** The Proposed Project site is not a scenic resource within State scenic highway corridors. State Route 57, the closest eligible local state highway, is not an officially designated scenic highway in this area (Caltrans 2018). Therefore, no impact would result, and no further study of the issue is required.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- c) **Less than Significant Impact.** The visual character of the Project Site and surrounding area is that of a heavily developed urban corridor, developed with a mix of commercial, residential, and public facility, and open space uses. Implementation of the Proposed Project would involve redevelopment, demolition, and new construction on the Proposed Project site. The Proposed Project includes the development of a 22-Unit Condominium Project on 0.96 acre of land in the

Downtown Business District in the City of La Puente. The proposed condominium development is attractively designed and incorporates architectural elements as required by the City's General Plan Community Development Element, and the Architectural and Design Guidelines of the Downtown Business District Specific Plan (City 2002). The Proposed Project has been designed per the guidelines included within the La Puente Downtown Business District Specific Plan (City 2002), which promotes the following conditions:

- Design attractive streetscapes that enhance the visual and aesthetic qualities and contribute to a high quality memorable experience
- Increase commercial activity by improving the visual character and functional efficiency of the Downtown Business District
- Reducing visual impacts associated with vehicle parking through the location, orientation, and design of garage doors and landscape buffers
- Providing visual interest and continuity between different buildings
- Using design features to create wall articulation and visually interesting designs

The construction of buildings consistent with existing architectural style and the improvement of the existing visual character avoids impacts associated with regulations governing scenic quality. Therefore, a less than significant impact would result, and no further study of the issue is required.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- d) Less than Significant Impact.** Other businesses and land uses adjacent to the Proposed Project Site include existing sources of light in an urbanized area of the City. Sources of illumination near the Project Site include street lighting, interior building lighting, lighting in parking lots, and security lighting. Surrounding businesses and land uses include law offices, restaurants, the La Puente Valley Women's Club, tax offices, a City of Industry Park & Ride, and a few different retail strip centers. The lighting on N. First Street is mostly confined to street lights; however, the Park & Ride facilities includes higher voltage and taller lights.

The Proposed Project would provide additional sources of nighttime illumination with street lights, pedestrian lighting, and general outdoor security lighting. In order to reduce any potential impacts to nighttime views in the area, the Proposed Project will comply with Section 10.10.060 of the La Puente Zoning Code that stipulates: "Exterior lighting shall be provided for safety purposes, shall be compatible with the overall style of the development, and shall be shielded to avoid light spillage onto adjacent properties." All lighting will be shielded and directed onto the Proposed Project site. The applicant will be required to submit a photometric study, ensuring the street lights and other lighting components would not negatively impact the residential component of the project. Therefore, a less than significant impact would result, and no further study of the issue is required.

Further Study Required: No further study of aesthetic or lighting impacts would be required.

Figure 3 – Views of the Project Site



4.3.2 Agricultural & Forestry Resources

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) No Impact. The Proposed Project is located in an urbanized area adjacent to commercial uses and is a developed site. The land use designation of the Proposed Project site is identified as MU-Mixed Use, and zoned as DBD-Downtown Business District. The Proposed Project site does not include any land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Department of Conservation 2017). Therefore, the Proposed Project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impact would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) No Impact. As noted above, the Proposed Project site is developed and is not zoned for agricultural use. Additionally, the Proposed Project site does not include land under a Williamson Act contract (Department of Conservation 2016). No impact would occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) No Impact. As noted above, the Proposed Project site is developed and is not zoned for agricultural or forest land. Additionally, implementation of the Proposed Project would not result in an alteration to the zoning or land use designation of the Proposed Project site. No impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) No Impact. As noted above, the Proposed Project site is developed and does not contain nor is zoned for forest land. No impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion forest land to non-forest use?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) No Impact. As noted above, the Proposed Project is located in an urbanized area adjacent to commercial uses and is a developed site. The Proposed Project site is not zoned for agriculture or forest use and neither are the adjacent properties. Implementation of the Proposed Project would not result in the conversion of farmland or forest land to non-agricultural or non-forest use. Additionally, implementation of the Proposed Project would not preclude agricultural or forestry use on any property near the Proposed Project site. No impact would occur.

Further Study Required: No further study of agriculture and/or forestry resources would be required.

4.3.3 Air Quality

Environmental Setting

The Proposed Project site is located in the City of La Puente within the County of Los Angeles. The Proposed Project site is located within the South Coast Air Basin ("Air Basin"), and air quality regulation is administered by the South Coast Air Quality Management District ("SCAQMD"). The SCAQMD implements the programs and regulations required by the federal and state Clean Air Acts.

a) (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.)	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would the project conflict with or obstruct implementation of the applicable air quality plan?				

a) Potentially Significant Impact. CEQA requires a discussion of any inconsistencies between a Proposed Project and applicable general plans ("GP") and regional plans (CEQA Guidelines

Section 15125). The regional plan that applies to the Proposed Project includes the SCAQMD AQMP. The Proposed Project may have the potential to conflict with or obstruct implementation of the SCAQMD AQMP. This is a potentially significant impact that will be addressed in the Focused EIR.

b) Would the project violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b) Potentially Significant Impact.** Implementation of the Proposed Project could have the potential to result in air quality impacts during project construction and operation. Construction phase air quality impacts would include emissions from construction exhaust and travel, demolition and earth moving activities, architectural coatings, and asphalt paving. Operational air quality impacts would include emissions from project generated vehicle traffic and from onsite sources. These emissions may have the potential to violate air quality standards or result in a cumulatively considerable net increase in an existing air quality violation. This is a potentially significant impact that will be addressed in the Focused EIR.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c) Potentially Significant Impact.** Sensitive receptors are generally defined as facilities that house or attract groups of children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Schools, hospitals, residential areas, and convalescent facilities are examples of sensitive receptors. The closest sensitive receptors are homes located as near as 50 feet south of the Proposed Project site.

The Proposed Project could have the potential to result in short-term construction and permanent operational air pollutant emissions of particulate matter, carbon monoxide, reactive organic gases, oxides of nitrogen as well as toxic air contaminants. This is a potentially significant impact that will be addressed in the Focused EIR.

d) Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- d) Less than Significant Impact.** Individual responses to odor or dust emissions are highly variable and can result in a variety of effects. Generally, the impacts from odor or dust emissions results from a variety of factors such as frequency, intensity, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to the emissions. The intensity refers to an individual's or group's perception of the odor or dust emissions strength or concentration. The duration of the emissions refers to the elapsed time over which the emissions are experienced by individuals or groups. The offensiveness of the emissions is the subjective rating of the unpleasantness of the odor or dust. The location accounts for the distance between the source of the emission and the individuals or groups affected by the emissions.

Potential sources that may emit odor or dust emissions during construction activities include emissions from demolition and dirt moving activities, diesel equipment emissions, and emissions from building materials that include asphalt pavement, paints and solvents. The objectionable emissions that may be produced during the construction process would be temporary and would likely not be noticeable for extended periods of time beyond the project site's boundaries. Odor and dust emissions during construction would be short-term in nature and limited to the operational time of the diesel equipment and the amounts of odor producing materials being utilized, which would result in transitory odor and dust emission impacts at the nearby residences that is not anticipated to impact more than 50 percent of the nearby population at any time. Therefore, a less than significant odor and dust emissions impact would occur and no mitigation would be required.

The long-term operation of the Proposed Project would consist of the operation of 22 residential townhomes, which may result in the creation of odor emissions for the trash storage areas. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Due to the distance of the nearest sensitive receptors from the project site and through compliance with SCAQMD's Rule 402, a less than significant odor impact would occur and no mitigation would be required.

Issues Requiring Further Study. The Focused EIR will include further study related to conflicts with applicable air quality management plans, short-term construction emissions, long-term operational emissions, a cumulatively considerable net increase of any criteria pollutant, non-stationary source CO hotspot, and exposure of sensitive receptors to substantial pollutant concentrations. Cumulative impacts to global climate change will be further discussed in the Focused EIR.

4.3.4 Biological Resources

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Services?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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- a) Less Than Significant Impact.** The Proposed Project includes the development of a 22-unit condominium complex, associated parking garages, and guest parking spaces within the 0.96-acre Proposed Project site. The Proposed Project site currently contains existing development including the Star Theater and a surface parking lot. The Proposed Project is located in an urbanized area adjacent to commercial and residential uses and is currently a developed site. The Proposed Project site is heavily disturbed and habitat is limited to City parkway trees along the perimeter of the Project site. Construction activities associated with the Proposed Project would occur on previously disturbed ground. Additionally, the Proposed Project site does not contain any habitat with the potential to support candidate, sensitive or special status species status species (USFWS 2017a). Therefore, implementation of the Proposed Project would result in less than significant impacts associated with candidate, sensitive or special status species.

b) Would the project have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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- b) No Impact.** There is no riparian habitat adjacent to, around or near the Proposed Project site (USFWS 2017b). Sensitive natural communities provide habitat for sensitive animal or plant species. No such communities exist on or in the vicinity of the Proposed Project site. The entirety of the Proposed Project is developed and all construction activities would occur on previously disturbed ground. Therefore, implementation of the Proposed Project would not affect any riparian habitat or sensitive natural community, either directly or indirectly. No impact would occur.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) No Impact.** Wetlands are defined by Section 404 of the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. There are no federally protected wetlands adjacent to or near the Proposed Project site (USFWS 2017b). The entirety of the Proposed Project site is developed and all construction activities would occur on previously disturbed ground. Therefore, implementation of the Proposed Project would not affect any federally protected wetlands, either directly or indirectly. No impact would occur.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- d) Less than Significant with Mitigation Incorporated.** Wildlife corridors are typically made up of undeveloped wildlife areas and open space between larger patches of wildlife habitat. The City's General Plan does not identify the Proposed Project site as a nursery site or wildlife corridor (City 2004). The Proposed Project site is completely developed and currently contains the Star Theater and a surface parking lot. Additionally, the Proposed Project site does not contain any critical habitat for threatened and endangered species (USFWS 2017a). The Proposed Project site and surrounding area do not contain any streams or bodies of water that may be inhabited by any native resident or migratory fish species or any sensitive natural communities (USFWS 2017b). However, the Proposed Project does include the removal of City parkway trees. All construction and operational activities would occur within a previously disturbed site. Based on the potential removal of trees on-site, potential impacts to nesting bird species could occur if construction disturbances were to occur during the nesting season (February 1 through August 31). Mitigation measure BIO-1 would reduce potential impacts to nesting birds to less than significant.

BIO-1: Nesting Bird Surveys and Avoidance. To avoid the destruction of active nests and to protect the reproductive success of birds protected by Migratory Bird Treaty Act, nesting bird surveys shall be performed not more than 14 days prior to the scheduled construction in areas adjacent to trees identified for removal. In the event that active nests are discovered, a suitable buffer should be established

around such active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Survey results shall be presented in a letter report and submitted to the City. Nesting bird surveys are not required for construction activities occurring between September 1 and January 31.

Therefore, implementation of BIO-1 would reduce impacts associated with the movement of fish or wildlife and would not affect wildlife corridors. No impact would occur.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) No Impact.** The City's General Plan does not identify the Proposed Project site as one that supports sensitive habitat and/or important biological resources. The City does not have an ordinance that identifies and/or regulates heritage trees, and the City has not adopted a tree preservation ordinance. Additionally, the Proposed Project would not involve the removal or destruction of protected biological resources. No impact would occur.

f) Would the project conflict with provisions or an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) No Impact.** The Proposed Project site is located within an urbanized area and is surrounded by similar urban development. The Proposed Project site is neither located within nor affected directly or indirectly by an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

Further Study Required: No further study of biological resources would be required.

4.3.5 Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5, respectively?	Potentially Significant Impact <input checked="" type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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- a) **Potentially Significant Impact.** The development of the Proposed Project site will require the demolition of the Star Theater and associated free-standing signage, and construction of the 22-unit condominium complex and parking facilities. Based on a review of available historic research and the results of the field survey, the Star Theater, meets the eligibility criteria for inclusion on the California Register of Historic Resources ("CRHR") under Criterion 3, as a rare example of post-War theater design utilizing lamella roof construction and monumental signage and as the work of S. Charles Lee. Accordingly, the Proposed Project will directly impact and cause a substantial adverse change to a CRHR-eligible historical resource for purposes of CEQA.

The architectural style of the building is what prevents the integration of the theater into the Main Street architectural fabric outlined in the Architectural Design Guidelines, set forth in the Downtown Business District Specific Plan ("DBDSP"). The DBDSP calls for buildings to be located side-by-side for a continuous façade along the public right-of-way, and based on the unique design of the theater, it is difficult to achieve the Main Street look with a semi-circular building. Development of the Proposed Project site would provide a residential catalyst, that may lead to developments of other projects that can make the area more economically viable and provide community-oriented construction. This impact is considered potentially significant requiring the addition of mitigation measures. Mitigation measures for this resource area are currently under evaluation for feasibility and effectiveness. Further analysis and development of mitigation measures will be included in the Focused EIR.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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- b) **Less Than Significant With Mitigation Incorporated.** A cultural resources records search for the Proposed Project site and a 0.75-mile search radius around the Proposed Project site was performed at the South Central Coastal Information Center ("SCCIC") at California State University – Fullerton on May 18, 2017. The record search was completed at the request of Keeton Kreitzer Consulting, and provided to Chambers Group by the City. The SCCIC search included a review of all recorded sites and cultural resources reports on file for the specified area. The results of the cultural resources records search indicated that 14 cultural resources

investigations were previously conducted within the 0.75-mile search radius. The SCCIC search indicated that none of the 14 previous investigations overlapped with the current Proposed Project site. The SCCIC search also identified one archaeological site located within the 0.75-mile search radius and did not identify any archaeological sites within the Proposed Project site.

The Proposed Project site has not been previously surveyed for cultural resources. It appears that most of the ground surface within the project area is obscured by urban development; consequently, archaeological surface finds would not be visible. However, based upon the human occupation history of the area, buried prehistoric or historic cultural resources may be present. Therefore, in order to assess cultural sensitivity, an archaeologist should be retained prior to any ground-disturbing construction activities. Implementation of Mitigation Measure CUL-1 would reduce impacts associated with archaeological resources to less than significant.

c) Would the project disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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- c) Less Than Significant With Mitigation Incorporated.** A Sacred Lands File Request was submitted to the Native American Heritage Commission (NAHC) on June 25, 2018. Due to the context and location of the Proposed Project, a negative request is anticipated and surface tribal cultural resources are unlikely. However, based upon the human occupation history of the area, buried tribal cultural resources may be present within the Proposed Project site. Therefore, in order to assess tribal sensitivity, a Native American Monitor should be retained prior to any ground-disturbing construction activities.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant ("MLD"). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Impacts will be less than significant. Implementation of Mitigation Measure CUL-2 would reduce impacts associated with tribal cultural resources and/or human remains to less than significant.

CUL-1: For adequate coverage and the protection of potentially significant buried resources, a qualified archaeologist shall be retained by the applicant to monitor all ground-disturbing construction activities into native soils. The project archaeologist shall have the authority to halt any activities adversely impacting potentially significant resources. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and

regulations of the Native American Heritage Commission. Any significant archaeological resources found shall be preserved as determined necessary by the project archaeologist and offered to a qualified repository for curation. Any resulting reports will be submitted to the South Central Coastal Information Center at California State University, Fullerton.

CUL-2: A Native American monitor shall be retained to monitor all ground-disturbing construction activities into native soils. During excavation, the Native American monitor shall have the authority to halt any activities adversely impacting tribal resources. If human remains are uncovered, the Los Angeles Coroner, Native American Heritage Commission, local Native American representatives, and archaeological monitor shall determine the nature of further studies, as warranted in accordance with Public Resource Code 5097.98 and the City's standard conditions of approval.

Further studies required: Impacts associated with a substantial adverse change in the significance of a historical resource will be further studied within the Focused EIR.

4.3.6 Energy

a)	Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less Than Significant Impact. The Proposed Project includes the demolition and construction of buildings located on the Project Site. Construction associated with the Proposed Project would result in a temporary increase in energy consumption due to the energy requirements associated with operating construction equipment. All construction activities would implement appropriate BMPs to reduce construction related emissions, which would minimize the energy needed to implement the Proposed Project. The Proposed Project would implement California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Compliance with this regulation would result in condominium buildings that require less electricity, natural gas, and other fuels for operational purposes. Therefore, the Proposed Project would result in less than significant impacts associated with wasteful or inefficient energy consumption during construction or operation.

a)	Would conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Less Than Significant Impact. The Proposed Project would comply with California Code of Regulations Title 24, which regulates the amount of energy consumed by new development for

heating, cooling, ventilation, and lighting. Additionally, the Proposed Project would implement the City-wide strategy of promoting renewable energy sources and pursue energy efficiency strategy as identified in Chapter 4 of the Energy Action Plan filed with the City in 2013. Therefore, the Proposed Project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Further Study Required: The EIR will provide further analysis regarding energy use during project construction and operation.

4.3.7 Geology and Soils

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>

- a) i) **Less Than Significant Impact.** A Geotechnical Investigation Report was prepared for the Proposed Project which determined there are no known active faults that cross the Proposed Project site (EGL 2017a); the nearest fault is the Whittier Fault (approximately 5 miles south) which last ruptured 700,000 years ago. Additionally, the Elysian Park Blind Thrust Fault – Los Angeles segment is located approximately three miles to the north of the Proposed Project site (City of La Puente 2004). However, the Proposed Project site is not located within an active Alquist-Priolo Earthquake Fault Zone. The Proposed Project induces population growth due to the construction of a 22-unit condominium project. Impacts associated with the increased number of people at the Proposed Project site would be minimized due to compliance with existing building regulations. Design and construction of the new facilities would comply with all seismic-safety development requirements, including the Title 24 standards of the current California Building Code. Therefore, implementation of the Proposed Project would result in a less than significant impact associated with rupture of a known earthquake fault.

ii) Strong seismic ground shaking?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) ii) **Less Than Significant Impact.** Although there are no known active faults within the Proposed Project site, the Proposed Project site is subject to potential ground shaking due to nearby faults (EGL 2017a). Impacts associated with strong seismic ground shaking would be minimized due to compliance with existing building regulations. Design and construction of the new facilities would comply with all seismic-safety development requirements, including the Title 24 standards of the current California Building Code. Therefore, implementation of the Proposed Project would result in a less than significant impact associated with strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) iii) **Less Than Significant Impact.** Liquefaction occurs in areas where groundwater levels intersect with loose, unconsolidated soils that lose cohesion. Based on the updated Geotechnical Investigation Report prepared for the Proposed Project site, an area near the center of the Proposed Project site contains potentially liquefiable soils (EGL 2017a); the remaining portions of the Proposed Project site are either above groundwater or have high clay content. The estimated potential settlement induced by the underlying potentially liquefiable soils is approximately 1.65 inches.

The California Building Code requires all project sites with a Site Classification of 'D' or higher (the Proposed site is classified as 'D') and contains potentially liquefiable soils to conduct a geotechnical investigation that identifies peak ground acceleration at the site. The peak ground acceleration is used in building design to minimize any potential impacts associated with seismically induced liquefaction. The Geotechnical Investigation Report prepared for the Proposed Project determined the proposed structures be designed to accommodate up to a maximum horizontal acceleration of 0.789g with two percent probability of being exceeded in 50 years (EGL 2017a). It should be noted that the Structural Engineer for the Proposed Project has the discretion to determine if any additional structural strengthening is warranted. Design compatibility with the peak ground acceleration identified in the Geotechnical Report for the Proposed Project would reduce any impact associated with liquefaction to less than significant.

iv) Landslides?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **iv) No Impact.** The Proposed Project site is relatively flat and is not identified as an area at risk of seismically induced landslide (City of La Puente 2004). Additionally, the Proposed Project site is currently developed and all activities associated with the Proposed Project would occur on previously disturbed soil. No impact would occur.

b) Would the project result in substantial soil erosion or the loss of topsoil?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) **Less Than Significant Impact.** The Proposed Project site is currently developed and all construction activities would occur within developed and previously graded areas, and therefore would not result in substantial soil erosion. In addition, the Proposed Project site is relatively flat. The Proposed Project will comply with erosion measures identified in the Low Impact Development Water Quality Management Plan (EGL 2017b). Measures include, but are not limited to:

- Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments;
- Planting of vegetation on-site to help stabilize sediment;
- Installation of infiltration basins as erosion control measures; and
- Reduction in impervious surface on-site to avoid erosion off-site.

Adherence to these measures, along with other measures identified in the Low Impact Development Ordinance, would reduce any impacts associated with erosion. Further, the Proposed Project would require preparation of a Wet Weather Erosion Control Plan, which provides temporary erosion and sediment control measures during the rainy season. Compliance with best management practices identified in the Wet Weather Erosion Control Plan and measures identified in the Low Impact Development Ordinance would reduce the impacts to less than significant.

c) Would the project be located in a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- c) **Less Than Significant Impact.** The Proposed Project site is currently developed and all construction activities would occur within developed and previously graded portions of the

Proposed Project site. As noted in Impact (a(iv)), the Proposed Project site is relatively flat and would not increase on- or off-site landslide potential. As discussed in Impact (a(iii)), impacts associated with seismically induced liquefaction would be reduced to less than significant due to compliance with the California Building Code and recommendations of the Geotechnical Investigation Report prepared for the Proposed Project. Additionally, all construction activities associated with the Proposed Project would occur within developed and previously graded areas. The Proposed Project would not extend into any undeveloped or previously undisturbed areas that may become unstable as a result of the Proposed Project. This impact is less than significant.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property??	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- d) Less Than Significant Impact.** The Proposed Project does contain potentially expansive soils. As expansive soils absorb water, they swell and as they lose water they shrink. Expansive soils may become unstable during ground shaking, and are one of the most prevalent causes of earthquake damage to buildings. As required by the California Building Code, design of the Proposed Project would accommodate up to a maximum horizontal acceleration of 0.789g as recommended in the Geotechnical Investigation Report (EGL 2017a). Compliance with the design requirement would reduce impacts associated with expansive soils to less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) No Impact.** The Proposed Project would not require the use of septic tanks or alternative wastewater disposal systems to accommodate wastewater needs. No impact would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) No Impact.** The Proposed Project site is currently fully developed; the site is 99 percent covered in impervious surfaces. All construction activities would occur within developed and previously graded portions of the Proposed Project site. Additionally, the adjacent properties

are developed and no known paleontological resources or unique geologic features are located within the Proposed Project site or the adjacent properties. No impact would occur.

Further Study Required: No further study of geology and soils would be required.

4.3.8 Greenhouse Gas Emissions

This section describes the potential global climate change effects from implementation of the Proposed Project. Greenhouse gas (“GHG”) emission modeling was performed through use of the CalEEMod Version 2016.3.2. The model output is provided in Appendix A.

a) Would the project generate gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Less than Significant Impact.** Significant legislative and regulatory activities directly and indirectly affect climate change and GHGs in California. The primary climate change legislation in California is AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing greenhouse gas emissions in California, and AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. In addition to AB 32, Executive Order B-30-15 was issued on April 29, 2015 that aims to reduce California’s GHG emissions 40 percent below 1990 levels by 2030. In September 2016, AB 197 and SB 32 codified into statute the GHG emission reduction targets provided in Executive Order B-30-15.

The California Air Resources Board (“CARB”) is the state agency charged with monitoring and regulating sources of emissions of GHGs in California that contribute to global warming in order to reduce emissions of GHGs. The CARB Governing Board approved the 1990 GHG emissions level of 427 million tons of CO₂ equivalent (MtCO₂e) on December 6, 2007. Therefore, in 2020, annual emissions in California are required to be at or below 427 MtCO₂e. The CARB Board approved the Climate Change Scoping Plan (Scoping Plan) in December 2008, the First Update to the Scoping Plan in May 2014, and California’s 2017 Climate Change Scoping Plan in November 2017. The Scoping Plans define a range of programs and activities that will be implemented primarily by state agencies but also include actions by local government agencies. Primary strategies addressed in the Scoping Plans include new industrial and emission control technologies; alternative energy generation technologies; advanced energy conservation in lighting, heating, cooling, and ventilation; reduced-carbon fuels; hybrid and electric vehicles; and other methods of improving vehicle mileage. Local government will have a part in implementing some of these strategies. The Scoping Plans also call for reductions in vehicle-associated GHG emissions through smart growth that will result in reductions in vehicle miles traveled (CARB 2008, 2014, and 2017).

The CalEEMod model was utilized to calculate the GHG emissions associated with construction and operation of the Proposed Project (see Appendix A). The CalEEMod model calculated GHG emissions generated from the Proposed Project’s area sources, energy usage, mobile sources, solid waste, water and wastewater, and construction activities. Per the analysis methodology presented in the SCAQMD Working Group meetings, the construction emissions were

amortized over 30 years. Table 1 shows the estimated GHG emissions that would be predicted from development of the Proposed Project.

Table 1 – Annual Greenhouse Gas Emissions from the Proposed Project

Activity	Greenhouse Gas Emissions in metric tons/year			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	5.65	0.00	0.00	5.69
Energy Usage ²	55.49	0.00	0.00	55.74
Mobile Sources ³	145.48	0.01	0.00	145.69
Solid Waste ⁴	2.05	0.12	0.00	5.09
Water and Wastewater ⁵	8.13	0.04	0.00	9.35
Construction	5.65	0.00	0.00	5.68
Total Emissions	222.45	0.17	0.00	227.24
SCAQMD Draft Threshold for all Land Use Types				3,000
Exceed Threshold?				No
Source: CalEEMod Version 2016.3.1.				

This analysis proposes to use the “Tier 3” quantitative threshold for all land use projects¹ as recommended by the SCAQMD. The SCAQMD proposes that if a project generates GHG emissions below 3,000 MTCO₂e, it could be concluded that the Project’s GHG contribution is not “cumulatively considerable” and is therefore less than significant under CEQA. As shown in Table 1, the Proposed Project would generate 227.24 MTCO₂e, which would not exceed SCAQMD draft annual threshold of 3,000 MTCO₂e. As such, it could be concluded that the Project’s GHG contribution is not “cumulatively considerable” and is therefore less than significant under CEQA.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** The California State Legislature adopted AB 32 in 2006, that requires the State’s GHG emissions by 2020 to meet the GHG emissions level created in 1990 and adopted AB 197 and SB 32 in 2016, that requires the State’s GHG emissions to be 40 percent below 1990 levels by 2030.

In order to achieve the target provided in AB 32, the SCAQMD developed a Working Group that developed a tiered approach in order to determine if proposed land use projects would contribute to an exceedance of the GHG emissions targets detailed in AB 32. As shown above in Section 1.1.2(a), the Proposed Project would generate 227.24 MTCO₂e per year from construction and operation of the proposed project. The GHG emissions generated from the

¹ Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group Meeting # 15. *South Coast Air Quality Management District. September 2010.*

Proposed Project would be within the “Tier 3” quantitative threshold of 3,000 MTCO₂e per year for all land use projects as recommended by the SCAQMD.

The SCAQMD has not yet updated its “Tier 3” quantitative threshold to address AB 197 and SB 32. However, it is anticipated that the “Tier 3” thresholds would be reduced around 40 percent, which is equivalent to how much more stringent AB 197 and SB 32 are over AB 32. Since the Proposed Project’s GHG emissions are 76 percent below the “Tier 3” threshold, it is anticipated that the Proposed Project’s GHG emissions would remain less than significant under any future thresholds developed to address AB 197 and SB 32. Therefore, the Proposed Project would not conflict with any applicable plan, policy, or regulation adopted for reducing the emissions of GHGs. A less than significant impact would occur.

Issues Requiring Further Study. No further studies related to GHG emissions would be required.

4.3.9 Hazards and Hazardous Materials

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** A Phase I Environmental Site Assessment was created to review the existing environmental conditions and evaluate potential environmental hazards that may exist. Included in the analysis was the discussion of environmental concerns relating to asbestos, radon, and petroleum activities. An inspection of the theater was completed in April 2017, along with a report summarizing the results of the inspection.

Based on the survey and laboratory analysis of the samples taken, it was concluded that asbestos containing materials (“ACMs”) were present in some location of the building. A complete list is provided in the Asbestos Report (Appendix B). The Proposed Project will comply with state and federal regulations for asbestos emissions. Under the Air Quality Management District (AQMD), notification and work practice requirements must be implemented to prevent the spread of asbestos emissions during building renovation and demolition activities, including filing the appropriate notification (AQMD 2018).

Radon, a naturally occurring radioactive gas, may be found in soils contaminated by certain types of industrial wastes such as by-products of uranium or phosphate mining waste. The Proposed Project site is underlain by soil deposits of alluvial fans, plains, and terraces of the Los Angeles Basin. Based on the analysis of the site and results of the assessment, the potential of high concentration radon occurring at the site is remote (Appendix C).

The California Department of Conservation, Division of Oil and Gas and Geothermal Resources (DOGGR) regulates the drilling, operation, and abandonment of gas and oil wells throughout California. DOGGR will require the site plan prior to the City issuing the building permit if the active, idle, or abandoned wells are located on or adjacent to the property. Due to the Proposed Project’s location within an urban area, and based on the assessment’s review of the Munger

Map Book of the California Oil and Gas Field, no oil wells are located on the subject property or any adjacent properties.

During the demolition of the onsite facilities, and construction of the condominium, materials and chemicals used on-site will consist of hydraulic fluids, motor oil, grease, runoff, and other construction related fluids and lubricants. Proposed Project activities will include procedures in disposing and/or recycling of materials, trash, and debris. The Proposed Project also includes Best Management Practices (BMP's) as identified in the Low Impact Development Standard Manual to minimize negative impacts involving stormwater runoff.

The City's General Plan Community Safety Element addresses potential hazards in the City, and identifies goals and policies to reduce risks and damages associated with hazards including disposal of hazardous materials due to human activities. The Los Angeles County Fire Department, Health Hazardous Materials Division provides business inspections for waste generators and ensures handlers/generators of hazardous wastes are complying with the appropriate regulatory guidelines. Goal 2 of the Community Safety Element is for the safe use, transport, and disposal of hazardous materials with the following policies outlined below. Compliance with Goal 2 of the Community Services Element will reduce impacts to less than significant during transport of hazardous materials (City of La Puente 2004).

- | | |
|------------|--|
| Policy 2.1 | Cooperate with federal, State, and County agencies to reduce risks to residents associated with the use or transport of hazardous materials |
| Policy 2.2 | Develop and maintain a coordinated emergency operations plan, and educate the community on emergency procedures to respond to natural and human activity hazards |
| Policy 2.3 | Continue to educate the community regarding the safe use and disposal of household hazardous waste |

While the Proposed Project will include transport of materials to and from the site during the construction schedule, transport activities will be temporary once the condominium is completed. There will be no routine transport or use of hazardous materials. Removal of asbestos containing materials will be done in compliance with AQMD notification and work practice requirements and Policy 2.1 – 2.3 of the Community Services Element. Based on the Proposed Project schedule, results of the Phase I Environmental Site Assessments, Asbestos Report, adherence to state and federal compliance, and implementation of BMPs, impacts will be less than significant.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) Less than Significant Impact.** Based on the Asbestos Report, and as discussed in the previous section (4.3.9a), it was concluded that ACMs were present in some location of the building. The Proposed Project will comply with AQMD and Los Angeles County requirements for work practice and notification requirements during renovation and demolition activities for facilities containing asbestos. The Proposed Project will also comply with goals and policies identified in the Community Services Element for handling hazardous materials. Impacts will be less than significant.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- c) Less than Significant Impact.** La Puente High School is located approximately 0.3 miles from the Proposed Project site. The Proposed Project will abide by state and federal regulations during renovation and demolition for facilities containing asbestos to prevent the spread of asbestos containing emissions. While the haul route for disposal of waste associated with the onsite demolition is not known at this time, all materials being removed from the site will be packaged such that materials will not leave the transport vehicle in which they are contained. Further, DTSC and EPA regulate the shipment of asbestos as a hazardous material be contained and transported in one of the following ways:

1. In sealed, leak-tight, non-returnable containers (e.g., plastic bags of at least 6-mil thickness, cartons, drums, or cans) from which the fibers cannot escape. Additionally, you must wet the wastes to prevent fibers from blowing around in the event that the container is broken (40 CFR 61.150), or
2. For bulk waste that will not fit into such containers without additional breaking, wet it to prevent blowing of fibers in case the wrapping is broken, then wrap it so it will be leak-tight and seal it with packaging or duct tape. If you are placing the wrapped and sealed waste directly in trailers or drop-boxes, you need to line the container with plastic sheeting and covered it with a tarp (Cal. Code Regs., title 13, section 66263.23.).

Given compliance with existing DTSC and EPA requirements, impacts, even if haul routes are located adjacent to schools, will be less than significant.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- d) No Impact.** On-site reconnaissance completed in 2016 for the Phase I Environmental Site Assessment did not identify any above ground or underground storage tanks nor was there any signs of major oil stains in the paved areas of any of the surrounding areas. The Department of Toxic Substances Envirostor and State Water Resources Control Board GeoTracker data managements systems did not identify any cleanup, investigation or superfund sites located within the Proposed Project site. The nearest identifiable facility is located on 15844 Workman St E, approximately 200 feet east from the Proposed Project site, that contains a leaking underground storage tank which has been closed as of 2002 (DTSC 2018, SWRCB 2018).

Therefore, the Proposed Project is not located on a site that contains hazardous materials that would create a significant hazard to the public or the environment. No impact will occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) No Impact.** The nearest public airport is the El Monte Airport located approximately 6.5 miles northwest from the Proposed Project. Haddicks Heliport and Los Angeles County Sheriff's Department Heliport are located approximately 1 mile northwest, and 1.3 miles southwest from the Proposed Project site respectively, and are for private use. The Proposed Project is not located within an airport land use plan and is not within 2 miles of a public airport. Therefore, no impacts will occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- f) Less than Significant with Mitigation.** The County of Los Angeles Department of Public Works provides a Disaster Routes With Road Districts for South Los Angeles County. The Proposed Project site is located east of Glendora Avenue; Glendora Avenue is identified as a Secondary Disaster Route (County of Los Angeles 2012). The Proposed Project will not involve roadwork that will interfere or impair disaster routes located within the Proposed Project. While the

construction phase of the Proposed Project may result in slow-down of traffic or activities within the immediate area, these will be temporary in nature and will not result in long term delays along Glendora Avenue. In addition, the Proposed Project will not require rerouting along Glendora Avenue.

Workman Street and 1st Street consists of a single lane in each direction. Access along these streets will be temporarily impacted during the demolition and construction period in order for construction vehicles and equipment to access the site. A traffic control plan will be developed as needed to ensure efficient movement of traffic within the Proposed Project site. While the demolition and construction of the Proposed Project may delay traffic in the immediate area, with Mitigation Measure TRA-1, these will be temporary and will not result in long delays that would impede emergency vehicles from utilizing the roads.

The City of La Puente's General Plan Community Safety Element addresses potential hazards in the City and identifies goals and policies to reduce risks and damages associated with disasters that would require activation of the City's emergency response procedures. Goal 3 of the Community Services Element focuses on providing adequate emergency response to public health and safety threats (City of La Puente 2004). Policies include:

- Policy 3.1 Prepare and Maintain an Emergency Operations Plan that addresses all potential disasters affecting the community
- Policy 3.2 Promote public awareness of emergency procedures for residents, the business community, City staff, and public officials
- Policy 3.3 Continue to contract with experienced and well-qualified service providers for hazardous materials response

The City's Emergency Operations Plan is a comprehensive system that provides guidelines to appropriately respond to emergency events such as natural disasters, technological, and human-caused events (City of La Puente 2017). The Proposed Project does not involve activities that would directly require modification of the Emergency Operations Plan. With implementation of Mitigation Measure TRA-1, impacts related to the impairment and/or interference of an adopted emergency response plan or emergency evacuation plan will be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) No Impact.** The City of La Puente is not located within a State Responsibility Area or Local Responsibility Area for Fire Hazard Severity zones (CalFire 2007). The Proposed Project area is surrounded mostly by urban development and a park located immediately west. Due to the Proposed Project's location within an urban setting, the Proposed Project will not expose people or structures involving wildland fires. No impact will occur.

Further Study Required: No further studies for hazards and hazardous materials would be required.

4.3.10 Hydrology and Water Quality

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- g) Less Than Significant Impact.** The City of La Puente is one of the municipal permittees under the Municipal Separate Storm Sewer system (“MS4”) Permit Order No. R4-2012-0175 issued by the California Regional Water Quality Control Board. The City adopted ordinance No. 15-936 to amend Chapter 4.16 of the City’s municipal code relating to Standard Urban Stormwater Mitigation Plan (“SUSMP”) requirements by imposing Low Impact Development (“LID”) strategies on projects that require building, grading and encroachment. The Proposed Project will comply with the City’s revised ordinance to lessen water quality impacts by integrating LID standards to the Proposed Project (City of La Puente 2018c).

The Proposed Project site is currently developed; 99 percent of the 0.96 acre site is covered in impervious surface. It should be noted that the post-construction Proposed Project site will include 13 percent less impervious surface than the current site. EGL Associates, Inc. prepared a Water Quality Manage Plan (“WQMP”) for the Proposed Project (EGL 2017), which identifies water quality impacts from stormwater and non-stormwater discharges. The WQMP identifies BMPs required in order to comply with the LID Standards Manual. The BMPs include actions that will retain pre-construction peak stormwater runoff discharge rates, conserve natural areas, minimize stormwater pollutants of concern, protect slopes and channels, properly design trash storage areas, provide storm drain stenciling and signage, properly design trash storage areas, require proof of ongoing BMP maintenance, and implement design standards for structural or treatment control BMPs. The BMPs are designed to achieve compliance with the NPDES MS4 Permit. Adherence to the BMPs outlined in the WQMP (EGL 2017) will reduce any impacts associated with water quality standards or waste discharge requirements. This impact is less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) Less Than Significant Impact.** The La Puente Valley County Water District (“VCWD”) provides water to the Proposed Project site. Approximately 80 percent of the water supplies serving the Proposed Project site would be pumped from the San Gabriel Basin. The VCWD has approximately 12,500 municipal connection and provides approximately 7,302 acre-feet of

water to its customers every year. The San Gabriel Basin is not in overdraft and the VCWD does not pump all the water in which it has a right to within the basin (VCWD 2016). The population growth associated with the proposed project is minimal compared to the existing number of customers currently receiving service from VCWD, and would represent a less than 0.002 percent increase in water demand; 80 percent of which would be groundwater. Additionally, the Proposed Project site is not considered a groundwater recharge area and implementation of the Proposed Project would decrease the amount of impervious surface on the Proposed Project site. Therefore, impacts associated with groundwater supplies and recharge is less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) i-iv) Less Than Significant Impact. The Proposed Project site is currently developed and all construction activities would occur within developed and previously graded areas. As described in the WQMP, the Proposed Project would not alter the existing drainage on-site. The Proposed Project will comply with measures identified in the WQMP to reduce erosion and siltation, flooding on- or off-site, and increased surface runoff. Measures include, but are not limited to:

- Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments;
- Planting of vegetation on-site to help stabilize sediment;
- Installation of infiltration basins as erosion control measures; and
- Reduction in impervious surface on-site to avoid erosion off-site.

Adherence to these measures, along with other measures identified in the WQMP, would reduce any impacts associated with erosion, flooding, or increased runoff. Further, the Proposed Project would require preparation of a Wet Weather Erosion Control Plan, which provides temporary erosion and sediment control measures and site runoff during the rainy season. Compliance with best management practices identified in the Wet Weather Erosion Control Plan and measures identified in the WQMP would reduce the impacts associated with erosion and siltation, flooding on- or off-site, and increased surface runoff to less than significant.

Additionally, the Proposed Project site is not within an identified floodplain (FEMA 2018); therefore, implementation would not result in the redirection of flood flows. No impact would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- d) No Impact.** As noted above in Impact (c), the Proposed Project site is not located in a flood hazard area (FEMA 2018). Additionally, there are no blue line streams in the vicinity of the Proposed Project site (USFWS 2017). The Proposed Project site is approximately 50 miles from the Pacific Ocean and is not located within any inundation area of a large body of water (City of La Puente 2004). No impact associated with a flood hazard, tsunami, or seiche would occur.

Further Study Required: No further study of hydrology and water quality would be required.

4.3.11 Land Use Planning

a) Would the project physically divide an established community?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) No Impact.** The Proposed Project consists of the demolition of the existing theater and construction of a condominium project within the existing property. The Proposed Project will not physically divide an established community because the activities will occur within the existing property. No impact will occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- b) No Impact.** The Proposed Project site is within the Downtown Business District Specific Plan, Sub Area 3 which has been prepared in accordance with City's General Plan. Land uses permitted within the Downtown Business District are consistent with the goals, objectives, policies, and general land uses identified in the General Plan (City of La Puente 2002). The Proposed Project site land use category is Mixed-Use (MU) according to the General Plan Community Development Element. Uses of the parcels allow for mixtures of commercial, office, and residential including apartments, condominiums, and single-occupancy units (City of La Puente 2004). Multi-family residential uses are permitted in the Downtown Business District Specific Plan for Sub Area 3. Development of different housing types such as condominiums are also permitted. The Proposed Project includes the development of a 22-unit condominium project which is consistent with the current land use. Because of the Proposed Project's consistency with current land use designation, it will not conflict with a land use plan. No impact will occur.

Further Study Required: No further studies for land use planning would be required.

4.3.12 Mineral Resources

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) No Impact.** The Proposed Project site is located within an urbanized area and is surrounded by similar urban development. The Proposed Project site is identified as a Mineral Resource Zone 1 by the California Department of Conservation, California Division of Mines and Geology (1982). Mineral Resource Zone 1 is defined as an area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. No impact would occur.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan other land use plan?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- b) No Impact.** The Proposed Project site is located within an urbanized area and is surrounded by similar urban development. As stated above, the Proposed Project site is identified as a Mineral

Resource Zone 1 by the California Department of Conservation, California Division of Mines and Geology (1982). No impact would occur.

Further Study Required: No further study of mineral resources would be required.

4.3.13 Noise

Environmental Setting

The Proposed Project site is located within the City of La Puente. Currently, the primary sources of noise within the study area consists of vehicle noise on Glendora Avenue, Workman Street, and North First Street that are located adjacent to the project site, and train noise from the Union Pacific Railway that is located as near as 470 feet southwest of the Proposed Project site.

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Potentially Significant Impact.** Construction of the Proposed Project will create short-term noise impacts associated with construction equipment. Grading equipment, as well as excavators, lifts, bulldozers, backhoes, concrete pumps, pickup trucks, paving machines, and generators may be used in construction of building and parking areas for the Proposed Project. After, construction, traffic associated with the Proposed Project may increase traffic on area roadways and possibly increase localized noise levels. Therefore, the Proposed Project could potentially generate substantial temporary or permanent increases in ambient noise levels or in excess of standards established in the general plan or noise ordinance or other applicable standards that may have a potentially significant impact on the environment. This is a potentially significant impact that will be addressed in the Focused EIR.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b) Potentially Significant Impact.** Construction of the Proposed Project will utilize equipment such as bull dozers and jack hammers that are known sources of vibration. The long-term operation of the Proposed Project would not include the operation of any known vibration sources. Since there is an existing commercial structure that is located adjacent to the south property line, the Proposed Project could potentially generate excessive groundborne vibration or groundborne noise levels during construction activities at the nearest offsite structures. This is a potentially significant impact that will be addressed in the Focused EIR.

Issues Requiring Further Study. Issues requiring further study in the Focused EIR include construction and operation noise impacts, vibration impacts, and potential to expose sensitive receptors to noise above ambient noise levels.

4.3.14 Population and Housing

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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- a) Less than Significant Impact.** The Project is the development of 22 condominiums which will house approximately 100 additional permanent residents within the Project area. The Project will provide additional residential space and will induce some population growth. As of 2018, the City's population is estimated to be approximately 40,435 with 9,761 housing units (City 2018). The Project is not of significant size that would result in a substantial increase of residents to the area. Additionally, the Project will not include development of additional businesses to the area and does not include roadway extensions to that may indirectly create a substantial population increase. Impacts will be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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- b) No Impact.** The Project will not result in the displacement of existing people or housing because the Project involves the construction of a condominium complex to replace the currently abandoned theater. The Project will actually result in the construction of additional housing in the City. The Project will not result in necessitating the construction of replacement housing elsewhere since the Project will create additional housing within the area. No impact will occur.

Further Study Required: No further study of population and housing is required.

4.3.15 Public Services

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any or the public services:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Fire protection?				

- a) i) **Less than Significant Impact.** The City contracts with the County of Los Angeles Fire Department to provide fire protection services for the City. The closest fire station to the Proposed Project site is Los Angeles County Fire Station No. 26 at 15336 Elliott Avenue, approximately 1.1 miles from the Proposed Project site. Development of the Proposed Project site is permitted under the existing land use designation, and development will create a demand for fire protection services. The Proposed Project will be implemented in compliance with all applicable state and municipal code requirements that regulate construction, emergency access, water main capacity, fire flows, and fire hydrant capacity and location. The Proposed Project will be designed to provide unobstructed access to the Proposed Project site at all times. Existing fire safety compliance will be enforced through established state and municipal project review and permitting procedures. The Proposed Project's compliance with these procedures will ensure that it does not exceed a fire department's ability to provide adequate fire protection and emergency services to the Proposed Project site during both construction and operation. The plans will be subject to the Los Angeles County Fire Plan Check. Therefore, the Proposed Project will not result in short-term or long-term impacts to a fire department's ability to provide fire protection and emergency services to the Proposed Project. Less than significant impacts are expected, no significant change is anticipated from previous analyses, and no further study of the issue is required.

ii. Police protection?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ii) **Less than Significant Impact.** The City contracts with the County of Los Angeles Sheriff's Department (LASD) to provide police protection services for the City. The police protection and law enforcement services are provided through the Industry Sheriff's Station, located at 150 N. Hudson Avenue in the City of Industry. The Industry Sheriff's Station is approximately 0.5 mile

from the Proposed Project site. The proposed 22-unit condominium project could increase the current volume of calls for services for law enforcement services, resulting in an increase in law enforcement responses. Although development of the proposed project may result in additional (new) calls for service, based on the current service/staffing level contract with the City, police services are available to adequately serve the proposed project. However, should the need arise to adjust or alter service/staffing levels, the City has the ability through its contract with the LASD to request additional services, which can be provided from the City of Industry Station. As a result, project implementation would not adversely affect the LASD's ability to provide an adequate level of police protection for the project.

In order to ensure that adequate police access can be provided, the Proposed Project will be designed to incorporate knox boxes to facilitate emergency access. Compliance with these procedures will ensure that the Proposed Project will not increase the need for police protection services. Therefore, less than significant impacts are expected with mitigation incorporated, and no further study of the issue is required.

PS-1: In order to ensure that adequate police access can be provided, the Proposed Project will be designed to incorporate knox boxes to facilitate emergency access.

iii. Schools?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) iii) Less than Significant Impact.** The Proposed Project is in the vicinity of La Puente High School, Sierra Vista Middle School, and Workman Elementary School, and has the potential to induce population growth in the City. The Hacienda La Puente Unified School District provides schools and educational facilities for residents in La Puente, Industry, Hacienda Heights, and Valinda. According to the California Department of Education, enrollment within the school district has been declining, with a decrease of approximately 2,000 students since 2012 (Education Data Partnership 2018). Schools within the District such as Del Valle Elementary, Sierra vista Middle School, and Workman High School are operating below design capacities (City of La Puente 2016). As a result, the District is expected to accommodate potential increase in student enrollment induced by the Proposed Project. Further, the Proposed Project will be required to pay any pertinent development fees to the local school district. Therefore, less than significant impacts are expected, and no further study of the issue is required.

iv. Parks?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) iv) Less than Significant Impact.** The Proposed Project is approximately 0.6 mile south of La Puente City Park and has the potential to induce population growth within the City. The Proposed Project could increase usage of La Puente City Park, but other park and open space facilities could experience increased usage, as well. Due to the low number of units proposed

to be constructed, no additional park facilities would be needed to accommodate the increased population at the condominium development. Therefore, less than significant impacts are expected, and no further study of the issue is required.

v. Other public facilities?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **v) Less than Significant Impact.** The Proposed Project could potentially result in impacts to other public facilities through the potential to induce population growth within the City. The La Puente Library is located approximately 0.2 mile from the Proposed Project site, and would likely serve the new population at the condominium development. Based on the City's General Plan (City 2004), the City, including unincorporated County areas within its sphere of influence has capacity for a population of approximately 62,333 persons in 14,156 housing units. In addition, based on the Southern California Association of Governments profile of La Puente, the population in 2017 was 40,521 with approximately 9,791 housing units. Although the Proposed Project will add 22 new housing units to the City, the condominium development is expected to serve existing housing needs within the City or general vicinity; and should not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts. Therefore, less than significant impacts are expected, and no further study of the issue is required.

Further Study Required: No further study of public services is required.

4.3.16 Recreation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** The Proposed Project involves the construction of a condominium which could add to the existing neighborhood parks. The nearest park to the Proposed Project is La Puente City Park located approximately 0.6 mile north and immediately north of La Puente High School. Additional parks are available for public use to accommodate additional users such as William Steinmetz Park and Allen J. Martin Park located approximately 1.3 miles south and north from the Proposed Project, respectively. The City of La Puente has a significant shortage of parks due to the urban built-out of the area and limited vacant open spaces available. Due to current deficiencies in park availability, parks within the City currently face physical deterioration (City of La Puente 2004). While the Proposed Project could slightly increase park

use at La Puente City Park, it will not result in new substantial physical deterioration, or acceleration of deterioration since the number of units proposed to be constructed is relatively small. Therefore, any new impacts to existing neighborhood and regional parks and other recreational facilities will be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse effect on the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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- b) No Impact.** The Proposed Project does not include the addition of park amenities or activities, and the Proposed Project does not include construction of a public park, or other recreational facilities within the Proposed Project site. Therefore, no recreational facilities, or expansion of recreational facilities are proposed or are required that would have an adverse effect on the environment. No impact will occur.

Further Study Required: No further studies for recreation would be required.

4.3.17 Transportation

a) Would the project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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- a) Less than Significant Impact.** Plans, ordinances, and policies that would be applicable to the Proposed Project site include the Circulation and Infrastructure Element of the General Plan (City 2004) and Los Angeles County Congestion Management Program ("CMP") requirements. As noted in the General Plan, the performance standard for commercial intersections is Level of Service ("LOS") E. In addition, the City "strives to achieve LOS D for peak-hour operations and LOS C for non-peak hour operations along roadway segments throughout the City and at residential intersections" (City of La Puente 2004). The La Puente Link provides transit routes along Glendora Avenue, Stimson Avenue, and Main Street (City of La Puente 2018). The Proposed Project does not include road modification activities that would conflict with any circulation system or public/pedestrian uses and transit. The Proposed Project will temporarily close access to sidewalks surrounding the Proposed Project. However, these impacts will be short-term during the demolition and construction of the Proposed Project. The Proposed Project includes one main access point for residents on Glendora Avenue, with two fire department access points on 1st Street and at the southern border of the Proposed Project site. Proposed Project construction will not interfere with bus stops located along Glendora Avenue. Plans and permits issued by the City's Engineering Division would address any transportation

and access concerns through conditions of approval to maintain transit services and pedestrian access around the development. A less than significant impact would occur.

b) For a land use project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Less than Significant Impact. A Trip Generation was prepared for the Proposed Project in April 2017 to estimate the daily trips that would potentially be generated by the Proposed Project. The daily trips generated by the Proposed Project are 128 with 10 trips being generated during the AM peak hour and 11 trips during the PM peak hour. Typically, the Los Angeles County traffic impact study guidelines requires a traffic study if the Proposed Project will add more than 500 daily trips. Furthermore, the guidelines also require a traffic impact study be prepared for study intersections where the Proposed Project would add 50 or more project peak hour trips. Since this Proposed Project's land use does not generate more than 500 daily trips nor does it add more than 50 trips to an intersection, a traffic impact analysis is not required (Appendix D). Additionally, the Proposed Project is located within one half mile of a transit stop, including a park and ride. City of La Puente Transit Services named the La Puente Link provide transit routes along Glendora Avenue, Stimson Avenue, and Main Street (City of La Puente 2018b). Based on these conditions, impacts will be less than significant.

c) For a transportation project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) No Impact. The Proposed Project is not identified to be a transportation project. No impact will occur.

d) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g. farm equipment)?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) No Impact. The Proposed Project does not include roadway modifications or adjustments, including geometric design features or the addition of incompatible uses on the Proposed Project site. While the Proposed Project includes building fire department access routes within the property, these additions will not occur within the existing roads. No impact will occur.

e) Would the project result in inadequate emergency access?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- e) **Less than Significant with Mitigation.** See response Section 4.3.9f regarding emergency response. In addition, fire department access will be built within the property so that housing units and the residents may be accessed immediately in the event of an emergency. Workman Street and 1st Street consist of a single lane in each direction. Access along these streets will be temporarily impacted during the demolition and construction period in order for construction vehicles and equipment to access the site. A traffic control plan will be developed as needed to ensure efficient movement of traffic within the Proposed Project site. While the demolition and construction of the Proposed Project may delay traffic in the immediate area, and with mitigation measure TRA-1, these will be temporary and will not result in long delays that would impede emergency vehicles from utilizing the roads. With mitigation, impacts will be less than significant.

TRA -1 A Traffic/Encroachment Permit shall be obtained from the City of La Puente at least 45 days prior to the start of construction. Traffic Detour Plans prepared by a registered Traffic Engineer shall be prepared and submitted to the City of La Puente.

Further Study Required: No further studies for transportation would be required.

4.3.18 Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i) and ii) Less Than Significant with Mitigation Incorporated. Sacred Lands File Request was submitted to the Native American Heritage Commission (“NAHC”) on June 25, 2018. Due to the context and location of the Proposed Project, a negative request is anticipated and surface tribal cultural resources are unlikely. However, based upon the lengthy history of human occupation of the area, buried tribal cultural resources may be present within the Proposed Project Site project area. Therefore, in order to assess tribal sensitivity, a Native American Monitor should be retained prior to any ground-disturbing construction activities.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Implementation of CUL-2 will reduce Impacts to less than significant.

Further Study Required: Results of the AB 52 consultation with tribes will be discussed in the Focused Draft EIR.

4.3.19 Utilities and Service Systems

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication, the construction or relocation of which could cause significant environmental effects?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Less Than Significant Impact.** The Proposed Project involves the demolition of the existing structures including the Star Theater and surface parking lot, and construction of a 22-unit, three-story, approximately 37,720 square feet attached condominium complex, with 44 private parking spaces and 11 guest parking spaces. The Proposed Project will utilize existing water and wastewater, and electric power, natural gas, and telecommunication infrastructure currently serving the Proposed Project site. Although utilities may require relocation and expansion on-site to adequately supply the condominiums and associated facilities, the Proposed Project would not require the expansion or relocation of utilities off-site.

The Proposed Project is located within the Sanitation Districts of Los Angeles County (District 15) wastewater services area. The Sanitation Districts operate ten water reclamation plants (WRPs) and one ocean discharge facility (Joint Water Pollution Control Plant), which treat approximately 510 million gallons per day (mgd). The capacities at these facilities range from 0.2 mgd (La Cañada WRP) to 400 mgd (Joint Water Pollution Control Plant); the San Jose Creek WRP is the largest of the water reclamation plants with a capacity of 100 mgd; it should be noted that all WRPs are not near wastewater flow capacity. Seventeen of the Sanitation Districts that provide sewerage services in the metropolitan Los Angeles area are also signatory to a Joint Outfall Agreement that provides a regional, interconnected system of facilities known as the Joint Outfall System (JOS). The service area of the JOS encompasses 73 cities and unincorporated territory, including some areas within the city of Los Angeles, and ultimately providing service to approximately 5.4 million people (SDLAC 2018). The growth associated with the Proposed Project is marginal compared to the overall number of people receiving wastewater treatment within Los Angeles County Sanitation District 15, and the overall service area of the Los Angeles County Sanitation Districts. The increased wastewater flow would amount to a less than 0.0002 percent increase in wastewater flow with the Los Angeles County Sanitation Districts. Implementation of the Proposed Project would not require an expansion of Los Angeles County Sanitation Districts wastewater infrastructure in order to accommodate increased wastewater flows.

The VCWD provides water to the Proposed Project site. The VCWD has approximately 12,500 municipal connection and provides approximately 7,302 acre-feet of water to its customers every year. Although 80 percent of water delivered by VCWD is groundwater mainly from the San Gabriel Basin, the VCWD has the opportunity to supplement groundwater supplies with imported water purchased from Metropolitan Water District. The growth associated with the Proposed Project would increase the water demand within VCWD by less than 0.002 percent.

The Proposed Project would not alter the existing stormwater drainage on-site and would utilize the existing stormwater infrastructure to accommodate runoff from the Proposed Project site. It should be noted that implementation of the Proposed Project would result in a decrease in impervious surface within the Proposed Project site, which would result in decreased runoff from the Proposed Project site.

Southern California Edison provides electricity and Southern California Gas Company provides natural gas to the Proposed Project site. Both of these utility companies provide service to over 5.5 million customers. The growth associated with the Proposed Project would be minimal compared to the number of existing electricity and natural gas customers within their respective service areas.

As detailed above, the Proposed Project would result in minimal impacts associated with the provisions of wastewater, water, electricity, and natural gas providers to accommodate the needs of the Proposed Project. This impact would be less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Less Than Significant Impact. As noted above in Impact (a), the Proposed Project would result in an increase in water usage (0.002 percent) within the VCWD service area; however, the VCWD has sufficient supplies to accommodate the increased water demand. The VCWD does not pump their full entitlement from the San Gabriel Basin, and the VCWD also has the ability to purchase water from the Metropolitan Water District in the event that local supplies are low. Therefore, VCWD has sufficient water supplies to service the Proposed Project. This impact is less than significant.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Less Than Significant. As noted above in Impact (a), the Proposed Project wastewater demands would be accommodated by the Los Angeles County Sanitation Districts. All of the ten WRPs currently have capacity and the Proposed Project would result in a less than 0.0002 percent increase in wastewater flow within the Los Angeles County Sanitation Districts service area. This impact is less than significant.

d) Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- d) Less than Significant Impact.** The Sanitation Districts of Los Angeles County and private waste management collectors and disposal facilities manage solid waste in the County. The Sanitation Districts of Los Angeles County operates a comprehensive solid waste management system that includes three active sanitary landfills, three closed landfills, two materials recovery/transfer stations, three gas-to-energy facilities, a clean-fuel facility, two full-service recycle centers, multiple landfill recycling programs, and, in conjunction with the County's Department of Public Works, an extensive program of household hazardous waste and electronic waste collection round-ups.

The active landfills and the materials recovery/transfer stations receive approximately 19,000 tons of nonhazardous solid waste per day, of which approximately 15,500 tons per day is disposed, with the remainder being reused or recycled. This disposal represents approximately 40 percent of the total solid waste disposed of by the residents and businesses of the County. The remaining 60 percent is disposed of at privately owned landfills. In general, solid waste is hauled directly to Class III landfills, transfer stations, resource recovery centers, and refuse-to-energy facilities.

Construction of the Proposed Project would result in the generation of solid waste including scrap lumber, concrete, residual waste, packaging material, and plastics. Additionally, operation of the Proposed Project would result in a minimal increase in solid waste generation at the Proposed Project site. The Proposed Project will increase solid waste delivery to landfills of approximately 80.3 tons/year. This is based off a population of 10,095,000 in the Los Angeles County Sanitation District and 2014 disposal rate of 8,111,637 tons delivered to landfills. The landfills used by the Sanitation Districts of Los Angeles County have approximately 114.37 million tons of remaining capacity (CLADPW 2016). Solid waste management facilities that are operated by the County are the Commerce Refuse-to-Energy Facility (CREF), the Downey Area Recycling and Transfer Facility (DART), the South Gate Transfer Station, and the Puente Hills Materials Recovery Facility (PHMRF). The Proposed Project would generate a minimal amount of solid waste compared to the amount of waste generated daily within the Sanitation Districts of Los Angeles County service area. The City will comply with the California Integrated Waste Management Act (AB 939) that requires diversion of 50 percent of the waste stream from land disposal by fulfilling requirements established in the Source Reduction and Recycling Element (SRRE). It is anticipated that some construction waste may be recycled, thereby resulting in a reduction of waste that would be transported in landfills. Therefore, implementation of the Proposed Project would result in a less than significant impact associated with sufficient landfill capacity.

e) Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
f) Would the project comply with federal, state and local management and reduction statutes and regulations related to solid waste?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>

e) and f) Less than Significant Impact. During construction and operation of the Proposed Project, the Proposed Project would comply with all city, county, and state solid waste diversion, reduction, and recycling mandates, including compliance with the county-wide Integrated Waste Management Plan (IWMP). Additionally, the Proposed Project would implement BMPs that facilitate compliance with existing state solid waste reduction statutes. Therefore, implementation of the Proposed Project would result in a less than significant impact associated with waste regulations.

Further Study Required: No further study of Utilities and Service Systems would be required.

4.3.20 Wildfire

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	--	--	--

a) No Impact. The Proposed Project site is not located within a very high fire hazard severity zone of state responsibility (CAL FIRE 2007). No impact would occur.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or uncontrolled spread of wildfire?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporated <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	--	--	--

b) No Impact. The Proposed Project site is not located within an area identified as a very high fire hazard severity zone (CAL FIRE 2007). Additionally, the Proposed Project site is not located within or adjacent to any open spaces identified as a very high fire hazard severity zone. The Proposed Project site is currently developed and the surrounding areas is an urban environment. The lack of wildland-urban interface in or near the Proposed Project site reduce any risk associated with exacerbation of wildfire risks. No impact would occur.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) **No Impact.** As described above, the Proposed Project site is not in an area at risk of wildfire. The Proposed Project would not require infrastructure that would exacerbate fire risk. No impact would occur.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- d) **No impact.** The Proposed Project site is not in an area prone to wildfire. Additionally, the Proposed Project site is relatively flat and not located near a stream. No impact would occur.

Further Study Required: No further study of wildfire impacts would be required.

4.3.21 Mandatory Findings of Significance

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Potentially Significant Impact.** The Proposed Project will not significantly impact the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. As described throughout Section 2 of this Initial Study, the Proposed Project site is highly disturbed and covered in impervious surface. There are no streams or natural vegetation within the Proposed Project site. Additionally, the adjacent properties are developed. The Focused EIR will address impacts associated with elimination of important examples of the major periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) **Less Than Significant Impact.** Cumulative impacts will be addressed in the Focused EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- e) **Less Than Significant Impact.** The Focused EIR will address potential environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

Further Study Required: The Focused EIR will further study the impacts associated with elimination of important examples of the major periods of California history or prehistory, cumulative impacts, and adverse effects on human being, either directly or indirectly.

SECTION 5.0 – REFERENCES

Air Quality Management District (AQMD)

- 2018 Asbestos Demolition & Removal. Available online at: <http://www.aqmd.gov/home/rules-compliance/compliance/asbestos-demolition-removal>

California Department of Conservation

- 1982 Division of Mines and Geology. Baldwin Park Quadrangle. Available online at: ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_143/PartIV/Plate_4-12.pdf
- 2016 Division of Land Resource Protection. Los Angeles County Williamson Act. Available online at: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf
- 2017 Division of Land Resource Protection. Farmland Mapping and Monitoring Program. Available online at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/los16.pdf>

California Department of Forestry and Fire Protection (CalFire)

- 2007 Los Angeles County Fire Hazard Severity Zones in SRA. Available online at: http://frap.fire.ca.gov/webdata/maps/los_angeles/fhszs_map.19.pdf
- 2012 Los Angeles County Very High Fire Hazard Severity Zones in LRA. Available online at: http://frap.fire.ca.gov/webdata/maps/los_angeles/LosAngelesCounty.pdf

City of La Puente

- 2002 Downtown Business District Specific Plan
- 2004 General Plan
- 2007 General Plan Map
- 2015 Zoning Map
- 2016 City of La Puente Del Valle Residential Project Initial Study/Mitigated Negative Declaration
- 2017 Emergency Operations Plan.
- 2018a Demographics. Available online at: <http://www.lapiente.org/about-us/demographics>
- 2018b Transit Services. La Puente LINK. Available online at: <http://www.lapiente.org/how-do-i-find/transit-services>
- 2018c Municipal Code

County of Los Angeles

- 2012 Disaster Routes with Road Districts. Department of Public Works.
- 2013 Department of Public Works. Demolition Permits
County of Los Angeles Department of Public Works (CLADPW)
- 2016 Los Angeles County Integrated Waste Management Plan 2015 Annual Report. December 2016
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http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
- Education Data Partnership
- 2018 Hacienda La Puente Unified. Accessed July 2018. <http://www.ed-data.org/district/Los-Angeles/Hacienda-la-Puente-Unified>
- Environmental Geotechnology Laboratory, Inc. (EGL).
- 2017a Updated Report of Geotechnical Engineering Investigation, Proposed 22-Unit Condominiums, APN: 8246-010-017 & 001, Tentative Tract Map No: 74920, 135 & 145 North 1st Street, La Puente, California, EGL Project No.: 17-139-001ELU
- 2017b Preliminary Low Impact Development Plan – Water Quality Management Plan
Federal Emergency Management Agency (FEMA)
- 2018 FEMA Flood Map Service Center: City of La Puente. Available Online at:
<https://msc.fema.gov/portal/search#searchresultsanchor>
- State Water Resources Control Board (SWRCB)
- 2018 GeoTracker. Accessed June 2018. <https://geotracker.waterboards.ca.gov/>
- U.S. Fish and Wildlife Service (USFWS)
- 2017a U.S. FWS Threatened and Endangered Species Active Critical Habitat Report. Available Online at:
<https://ecos.fws.gov/ecp/report/table/critical-habitat.html>.
- 2017b National Wetlands Inventory: Wetlands Mapper. Available Online at:
<https://www.fws.gov/wetlands/data/Mapper.html>.
- 2017 National Wetlands Inventory: Wetlands Mapper. Available Online at:
<https://www.fws.gov/wetlands/data/Mapper.html>.

Sanitation Districts Los Angeles County (SDLAC)

2018 Wastewater and Sewer Systems. Available Online at:
<http://www.lacsd.org/wastewater/default.asp>

Southern California Association of Governments (SCAG)

2017 Profile of the City of La Puente

Valley County Water District (VCWD)

2016 Urban Water Management Plan. Available Online at:
<http://www.vcwd.org/uploads/file/Volume%20I%20-%20FINAL%202015%20UWMP%20VCWD.pdf>

APPENDIX A – GREENHOUSE GAS MODELING



La Puente Condo Development at 135-145 N 1st Street - Los Angeles-South Coast County, Annual

La Puente Condo Development at 135-145 N 1st Street
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	22.00	Dwelling Unit	0.60	22,000.00	63
Other Asphalt Surfaces	0.36	Acre	0.36	15,681.60	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

La Puente Condo Development at 135-145 N 1st Street - Los Angeles-South Coast County, Annual

Project Characteristics -

Land Use - 22 units Condos/Townhomes on .6 acre and .36 acre of Other Asphalt Surfaces

Construction Phase - Construction schedule estimated based on construction schedules provided for other similar sized projects

Demolition - 8,800 sq ft of building space (0.046 tons/sq ft = 405 tons) + 33,018 sq ft of 4 in avg paving (0.0242 tons/sq ft = 798 tons) = 1,203 tons

Trips and VMT - 6 vendor trucks per day added to Demolition and Grading Phases to account for water truck emissions

Woodstoves - Per SCAQMD Rule 445, any fireplaces must be natural gas only

Construction Off-road Equipment Mitigation - Water Exposed Area 3 times per day selected to account for SCAQMD Rule 403 minimum requirements

Mobile Land Use Mitigation - Increase Transit Accessibility - 0.05 mile distance to nearest bus station (Foothill Transit Bus 185). Improve Pedestrian Network onsite and connecting offsite.

Water Mitigation - Install low-flow faucets, toilets and showers and use water-efficient irrigation system selected to account for Title 24 Part 11 requirements

La Puente Condo Development at 135-145 N 1st Street - Los Angeles-South Coast County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	22.00
tblConstructionPhase	NumDays	100.00	181.00
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	2.00	20.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	PhaseEndDate	6/19/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	6/5/2019	11/9/2019
tblConstructionPhase	PhaseEndDate	1/14/2019	1/31/2019
tblConstructionPhase	PhaseEndDate	1/16/2019	2/28/2019
tblConstructionPhase	PhaseEndDate	6/12/2019	11/30/2019
tblConstructionPhase	PhaseStartDate	6/13/2019	12/1/2019
tblConstructionPhase	PhaseStartDate	1/17/2019	3/1/2019
tblConstructionPhase	PhaseStartDate	1/15/2019	2/1/2019
tblConstructionPhase	PhaseStartDate	6/6/2019	11/10/2019
tblFireplaces	NumberGas	18.70	22.00
tblFireplaces	NumberNoFireplace	2.20	0.00
tblFireplaces	NumberWood	1.10	0.00
tblLandUse	LotAcreage	1.38	0.60
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblTripsAndVMT	VendorTripNumber	0.00	6.00
tblWoodstoves	NumberCatalytic	1.10	0.00
tblWoodstoves	NumberNoncatalytic	1.10	0.00

2.0 Emissions Summary

La Puente Condo Development at 135-145 N 1st Street - Los Angeles-South Coast County, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.2028	1.2503	1.0530	1.8800e-003	0.0512	0.0718	0.1230	0.0144	0.0666	0.0810	0.0000	169.4853	169.4853	0.0381	0.0000	170.4367
Maximum	0.2028	1.2503	1.0530	1.8800e-003	0.0512	0.0718	0.1230	0.0144	0.0666	0.0810	0.0000	169.4853	169.4853	0.0381	0.0000	170.4367

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.2028	1.2503	1.0530	1.8800e-003	0.0388	0.0718	0.1106	0.0107	0.0666	0.0773	0.0000	169.4852	169.4852	0.0381	0.0000	170.4366
Maximum	0.2028	1.2503	1.0530	1.8800e-003	0.0388	0.0718	0.1106	0.0107	0.0666	0.0773	0.0000	169.4852	169.4852	0.0381	0.0000	170.4366

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	24.29	0.00	10.12	25.89	0.00	4.58	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2019	3-31-2019	0.3653	0.3653
2	4-1-2019	6-30-2019	0.3760	0.3760
3	7-1-2019	9-30-2019	0.3801	0.3801
		Highest	0.3801	0.3801

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0951	7.1900e-003	0.2296	4.0000e-005		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003	0.0000	5.6536	5.6536	4.6000e-004	1.0000e-004	5.6941
Energy	2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	55.4937	55.4937	1.8500e-003	6.7000e-004	55.7399
Mobile	0.0453	0.2344	0.6310	2.0600e-003	0.1613	2.1200e-003	0.1634	0.0432	1.9900e-003	0.0452	0.0000	189.4574	189.4574	0.0106	0.0000	189.7213
Waste						0.0000	0.0000		0.0000	0.0000	2.0543	0.0000	2.0543	0.1214	0.0000	5.0894
Water						0.0000	0.0000		0.0000	0.0000	0.4548	9.1456	9.6004	0.0471	1.1800e-003	11.1294
Total	0.1424	0.2590	0.8680	2.2100e-003	0.1613	5.1500e-003	0.1664	0.0432	5.0200e-003	0.0483	2.5090	259.7503	262.2593	0.1814	1.9500e-003	267.3740

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0951	7.1900e-003	0.2296	4.0000e-005		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003	0.0000	5.6536	5.6536	4.6000e-004	1.0000e-004	5.6941
Energy	2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	55.4937	55.4937	1.8500e-003	6.7000e-004	55.7399
Mobile	0.0400	0.1973	0.5030	1.5800e-003	0.1218	1.6400e-003	0.1235	0.0327	1.5400e-003	0.0342	0.0000	145.4804	145.4804	8.3600e-003	0.0000	145.6894
Waste						0.0000	0.0000		0.0000	0.0000	2.0543	0.0000	2.0543	0.1214	0.0000	5.0894
Water						0.0000	0.0000		0.0000	0.0000	0.3638	7.7612	8.1250	0.0377	9.5000e-004	9.3498
Total	0.1371	0.2219	0.7400	1.7300e-003	0.1218	4.6700e-003	0.1265	0.0327	4.5700e-003	0.0372	2.4181	214.3888	216.8069	0.1698	1.7200e-003	221.5625

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	3.68	14.34	14.75	21.72	24.45	9.32	23.99	24.45	8.96	22.84	3.62	17.46	17.33	6.39	11.79	17.13

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2019	1/31/2019	5	23	
2	Grading	Grading	2/1/2019	2/28/2019	5	20	
3	Building Construction	Building Construction	3/1/2019	11/9/2019	5	181	
4	Paving	Paving	11/10/2019	11/30/2019	5	15	
5	Architectural Coating	Architectural Coating	12/1/2019	12/31/2019	5	22	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.36

Residential Indoor: 44,550; Residential Outdoor: 14,850; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 941 (Architectural Coating – sqft)

OffRoad Equipment

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	6.00	119.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	6.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	22.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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3.2 Demolition - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0129	0.0000	0.0129	1.9500e-003	0.0000	1.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0110	0.0989	0.0885	1.4000e-004		6.1800e-003	6.1800e-003		5.8900e-003	5.8900e-003	0.0000	12.0983	12.0983	2.3100e-003	0.0000	12.1559
Total	0.0110	0.0989	0.0885	1.4000e-004	0.0129	6.1800e-003	0.0191	1.9500e-003	5.8900e-003	7.8400e-003	0.0000	12.0983	12.0983	2.3100e-003	0.0000	12.1559

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.7000e-004	0.0188	4.0000e-003	5.0000e-005	1.0200e-003	7.0000e-005	1.0900e-003	2.8000e-004	6.0000e-005	3.5000e-004	0.0000	4.6332	4.6332	3.3000e-004	0.0000	4.6414
Vendor	2.9000e-004	8.1500e-003	2.2300e-003	2.0000e-005	4.3000e-004	5.0000e-005	4.9000e-004	1.3000e-004	5.0000e-005	1.7000e-004	0.0000	1.7255	1.7255	1.2000e-004	0.0000	1.7283
Worker	5.8000e-004	4.8000e-004	5.2200e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.2114	1.2114	4.0000e-005	0.0000	1.2124
Total	1.4400e-003	0.0275	0.0115	8.0000e-005	2.7100e-003	1.3000e-004	2.8500e-003	7.4000e-004	1.2000e-004	8.6000e-004	0.0000	7.5700	7.5700	4.9000e-004	0.0000	7.5821

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3.2 Demolition - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.0200e-003	0.0000	5.0200e-003	7.6000e-004	0.0000	7.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0110	0.0989	0.0885	1.4000e-004		6.1800e-003	6.1800e-003		5.8900e-003	5.8900e-003	0.0000	12.0983	12.0983	2.3100e-003	0.0000	12.1559
Total	0.0110	0.0989	0.0885	1.4000e-004	5.0200e-003	6.1800e-003	0.0112	7.6000e-004	5.8900e-003	6.6500e-003	0.0000	12.0983	12.0983	2.3100e-003	0.0000	12.1559

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.7000e-004	0.0188	4.0000e-003	5.0000e-005	1.0200e-003	7.0000e-005	1.0900e-003	2.8000e-004	6.0000e-005	3.5000e-004	0.0000	4.6332	4.6332	3.3000e-004	0.0000	4.6414
Vendor	2.9000e-004	8.1500e-003	2.2300e-003	2.0000e-005	4.3000e-004	5.0000e-005	4.9000e-004	1.3000e-004	5.0000e-005	1.7000e-004	0.0000	1.7255	1.7255	1.2000e-004	0.0000	1.7283
Worker	5.8000e-004	4.8000e-004	5.2200e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.2114	1.2114	4.0000e-005	0.0000	1.2124
Total	1.4400e-003	0.0275	0.0115	8.0000e-005	2.7100e-003	1.3000e-004	2.8500e-003	7.4000e-004	1.2000e-004	8.6000e-004	0.0000	7.5700	7.5700	4.9000e-004	0.0000	7.5821

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3.3 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5300e-003	0.0000	7.5300e-003	4.1400e-003	0.0000	4.1400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5300e-003	0.0860	0.0769	1.2000e-004		5.3700e-003	5.3700e-003		5.1200e-003	5.1200e-003	0.0000	10.5202	10.5202	2.0100e-003	0.0000	10.5704
Total	9.5300e-003	0.0860	0.0769	1.2000e-004	7.5300e-003	5.3700e-003	0.0129	4.1400e-003	5.1200e-003	9.2600e-003	0.0000	10.5202	10.5202	2.0100e-003	0.0000	10.5704

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5000e-004	7.0900e-003	1.9400e-003	2.0000e-005	3.8000e-004	4.0000e-005	4.2000e-004	1.1000e-004	4.0000e-005	1.5000e-004	0.0000	1.5004	1.5004	1.0000e-004	0.0000	1.5029
Worker	5.0000e-004	4.2000e-004	4.5400e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	1.0534	1.0534	4.0000e-005	0.0000	1.0543
Total	7.5000e-004	7.5100e-003	6.4800e-003	3.0000e-005	1.4800e-003	5.0000e-005	1.5300e-003	4.0000e-004	5.0000e-005	4.5000e-004	0.0000	2.5538	2.5538	1.4000e-004	0.0000	2.5572

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3.3 Grading - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.9400e-003	0.0000	2.9400e-003	1.6100e-003	0.0000	1.6100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5300e-003	0.0860	0.0769	1.2000e-004		5.3700e-003	5.3700e-003		5.1200e-003	5.1200e-003	0.0000	10.5202	10.5202	2.0100e-003	0.0000	10.5704
Total	9.5300e-003	0.0860	0.0769	1.2000e-004	2.9400e-003	5.3700e-003	8.3100e-003	1.6100e-003	5.1200e-003	6.7300e-003	0.0000	10.5202	10.5202	2.0100e-003	0.0000	10.5704

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.5000e-004	7.0900e-003	1.9400e-003	2.0000e-005	3.8000e-004	4.0000e-005	4.2000e-004	1.1000e-004	4.0000e-005	1.5000e-004	0.0000	1.5004	1.5004	1.0000e-004	0.0000	1.5029
Worker	5.0000e-004	4.2000e-004	4.5400e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	1.0534	1.0534	4.0000e-005	0.0000	1.0543
Total	7.5000e-004	7.5100e-003	6.4800e-003	3.0000e-005	1.4800e-003	5.0000e-005	1.5300e-003	4.0000e-004	5.0000e-005	4.5000e-004	0.0000	2.5538	2.5538	1.4000e-004	0.0000	2.5572

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3.4 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0867	0.8888	0.6827	1.0300e-003		0.0548	0.0548		0.0504	0.0504	0.0000	92.5819	92.5819	0.0293	0.0000	93.3142
Total	0.0867	0.8888	0.6827	1.0300e-003		0.0548	0.0548		0.0504	0.0504	0.0000	92.5819	92.5819	0.0293	0.0000	93.3142

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9200e-003	0.0535	0.0146	1.2000e-004	2.8500e-003	3.4000e-004	3.1900e-003	8.2000e-004	3.2000e-004	1.1400e-003	0.0000	11.3154	11.3154	7.6000e-004	0.0000	11.3343
Worker	9.9700e-003	8.3100e-003	0.0904	2.3000e-004	0.0218	1.9000e-004	0.0220	5.7900e-003	1.8000e-004	5.9700e-003	0.0000	20.9723	20.9723	7.2000e-004	0.0000	20.9904
Total	0.0119	0.0618	0.1050	3.5000e-004	0.0247	5.3000e-004	0.0252	6.6100e-003	5.0000e-004	7.1100e-003	0.0000	32.2878	32.2878	1.4800e-003	0.0000	32.3247

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3.4 Building Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0867	0.8888	0.6827	1.0300e-003		0.0548	0.0548		0.0504	0.0504	0.0000	92.5818	92.5818	0.0293	0.0000	93.3141
Total	0.0867	0.8888	0.6827	1.0300e-003		0.0548	0.0548		0.0504	0.0504	0.0000	92.5818	92.5818	0.0293	0.0000	93.3141

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9200e-003	0.0535	0.0146	1.2000e-004	2.8500e-003	3.4000e-004	3.1900e-003	8.2000e-004	3.2000e-004	1.1400e-003	0.0000	11.3154	11.3154	7.6000e-004	0.0000	11.3343
Worker	9.9700e-003	8.3100e-003	0.0904	2.3000e-004	0.0218	1.9000e-004	0.0220	5.7900e-003	1.8000e-004	5.9700e-003	0.0000	20.9723	20.9723	7.2000e-004	0.0000	20.9904
Total	0.0119	0.0618	0.1050	3.5000e-004	0.0247	5.3000e-004	0.0252	6.6100e-003	5.0000e-004	7.1100e-003	0.0000	32.2878	32.2878	1.4800e-003	0.0000	32.3247

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3.5 Paving - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.2200e-003	0.0588	0.0536	8.0000e-005		3.3200e-003	3.3200e-003		3.0800e-003	3.0800e-003	0.0000	7.1793	7.1793	2.0500e-003	0.0000	7.2307
Paving	4.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.6900e-003	0.0588	0.0536	8.0000e-005		3.3200e-003	3.3200e-003		3.0800e-003	3.0800e-003	0.0000	7.1793	7.1793	2.0500e-003	0.0000	7.2307

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.8000e-004	5.6000e-004	6.1300e-003	2.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.4220	1.4220	5.0000e-005	0.0000	1.4233
Total	6.8000e-004	5.6000e-004	6.1300e-003	2.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.4220	1.4220	5.0000e-005	0.0000	1.4233

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3.5 Paving - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.2200e-003	0.0588	0.0536	8.0000e-005		3.3200e-003	3.3200e-003		3.0800e-003	3.0800e-003	0.0000	7.1793	7.1793	2.0500e-003	0.0000	7.2306
Paving	4.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.6900e-003	0.0588	0.0536	8.0000e-005		3.3200e-003	3.3200e-003		3.0800e-003	3.0800e-003	0.0000	7.1793	7.1793	2.0500e-003	0.0000	7.2306

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.8000e-004	5.6000e-004	6.1300e-003	2.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.4220	1.4220	5.0000e-005	0.0000	1.4233
Total	6.8000e-004	5.6000e-004	6.1300e-003	2.0000e-005	1.4800e-003	1.0000e-005	1.4900e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.4220	1.4220	5.0000e-005	0.0000	1.4233

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3.6 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0710					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9300e-003	0.0202	0.0203	3.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	2.8086	2.8086	2.4000e-004	0.0000	2.8145
Total	0.0739	0.0202	0.0203	3.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	2.8086	2.8086	2.4000e-004	0.0000	2.8145

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.8000e-004	2.0000e-003	1.0000e-005	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4635	0.4635	2.0000e-005	0.0000	0.4639
Total	2.2000e-004	1.8000e-004	2.0000e-003	1.0000e-005	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4635	0.4635	2.0000e-005	0.0000	0.4639

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3.6 Architectural Coating - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0710					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9300e-003	0.0202	0.0203	3.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	2.8086	2.8086	2.4000e-004	0.0000	2.8145
Total	0.0739	0.0202	0.0203	3.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	2.8086	2.8086	2.4000e-004	0.0000	2.8145

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.8000e-004	2.0000e-003	1.0000e-005	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4635	0.4635	2.0000e-005	0.0000	0.4639
Total	2.2000e-004	1.8000e-004	2.0000e-003	1.0000e-005	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4635	0.4635	2.0000e-005	0.0000	0.4639

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0400	0.1973	0.5030	1.5800e-003	0.1218	1.6400e-003	0.1235	0.0327	1.5400e-003	0.0342	0.0000	145.4804	145.4804	8.3600e-003	0.0000	145.6894
Unmitigated	0.0453	0.2344	0.6310	2.0600e-003	0.1613	2.1200e-003	0.1634	0.0432	1.9900e-003	0.0452	0.0000	189.4574	189.4574	0.0106	0.0000	189.7213

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	127.82	124.74	106.48	424,859	320,957
Other Asphalt Surfaces	0.00	0.00	0.00		
Total	127.82	124.74	106.48	424,859	320,957

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Other Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

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4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Other Asphalt Surfaces	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	35.3283	35.3283	1.4600e-003	3.0000e-004	35.4547
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	35.3283	35.3283	1.4600e-003	3.0000e-004	35.4547
NaturalGas Mitigated	2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1654	20.1654	3.9000e-004	3.7000e-004	20.2852
NaturalGas Unmitigated	2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1654	20.1654	3.9000e-004	3.7000e-004	20.2852

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	377884	2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1654	20.1654	3.9000e-004	3.7000e-004	20.2852
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1654	20.1654	3.9000e-004	3.7000e-004	20.2852

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	377884	2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1654	20.1654	3.9000e-004	3.7000e-004	20.2852
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.0400e-003	0.0174	7.4100e-003	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003	0.0000	20.1654	20.1654	3.9000e-004	3.7000e-004	20.2852

La Puente Condo Development at 135-145 N 1st Street - Los Angeles-South Coast County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	110879	35.3283	1.4600e-003	3.0000e-004	35.4547
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		35.3283	1.4600e-003	3.0000e-004	35.4547

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	110879	35.3283	1.4600e-003	3.0000e-004	35.4547
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		35.3283	1.4600e-003	3.0000e-004	35.4547

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0951	7.1900e-003	0.2296	4.0000e-005		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003	0.0000	5.6536	5.6536	4.6000e-004	1.0000e-004	5.6941
Unmitigated	0.0951	7.1900e-003	0.2296	4.0000e-005		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003	0.0000	5.6536	5.6536	4.6000e-004	1.0000e-004	5.6941

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.1000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	5.3000e-004	4.5600e-003	1.9400e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	5.2830	5.2830	1.0000e-004	1.0000e-004	5.3144
Landscaping	6.9300e-003	2.6300e-003	0.2276	1.0000e-005		1.2500e-003	1.2500e-003		1.2500e-003	1.2500e-003	0.0000	0.3706	0.3706	3.6000e-004	0.0000	0.3797
Total	0.0951	7.1900e-003	0.2296	4.0000e-005		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003	0.0000	5.6536	5.6536	4.6000e-004	1.0000e-004	5.6941

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	7.1000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0805					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	5.3000e-004	4.5600e-003	1.9400e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	5.2830	5.2830	1.0000e-004	1.0000e-004	5.3144
Landscaping	6.9300e-003	2.6300e-003	0.2276	1.0000e-005		1.2500e-003	1.2500e-003		1.2500e-003	1.2500e-003	0.0000	0.3706	0.3706	3.6000e-004	0.0000	0.3797
Total	0.0951	7.1900e-003	0.2296	4.0000e-005		1.6200e-003	1.6200e-003		1.6200e-003	1.6200e-003	0.0000	5.6536	5.6536	4.6000e-004	1.0000e-004	5.6941

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	8.1250	0.0377	9.5000e-004	9.3498
Unmitigated	9.6004	0.0471	1.1800e-003	11.1294

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.43339 / 0.903658	9.6004	0.0471	1.1800e-003	11.1294
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		9.6004	0.0471	1.1800e-003	11.1294

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	1.14671 / 0.848535	8.1250	0.0377	9.5000e-004	9.3498
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		8.1250	0.0377	9.5000e-004	9.3498

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.0543	0.1214	0.0000	5.0894
Unmitigated	2.0543	0.1214	0.0000	5.0894

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	10.12	2.0543	0.1214	0.0000	5.0894
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		2.0543	0.1214	0.0000	5.0894

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	10.12	2.0543	0.1214	0.0000	5.0894
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Total		2.0543	0.1214	0.0000	5.0894

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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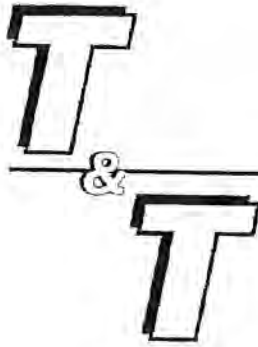
User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

APPENDIX B – ASBESTOS REPORT





ENVIRONMENTAL

SPECIALIZING IN ASBESTOS AND LEAD INSPECTIONS

CLIENT: LIU'S ENTERPRISE CONSTRUCTION CO.
920 S. BEACH BLVD.
ANAHEIM, CA. 92804

ATTENTION: PETER

Following your request for an inspection for asbestos containing building materials at 145 N. 1st Street, La Puente, California. T & T Environmental Services completed the following inspection on April 21, 2017. Our on-site representative was Ted Strong.

Our asbestos inspection produced a total of 42 samples from the building. Our inspection was based on sampling of homogeneous areas within a building. The bulk samples were taken from different strategic locations within the homogeneous areas to determine whether those areas were comprised of asbestos containing building materials (ACBMS). The approximate locations and material descriptions of the sampled areas are found in the attached survey sheets.

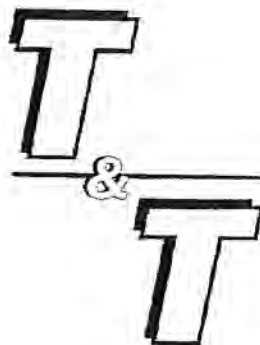
**TEST METHOD
DESIGNATION:**

40 Code of Federal Regulations Chapter I (1-1-87 edition) part 763, Subpart F, Appendix A, pages 293-299 or the current U.S. EPA method for the analysis of asbestos in building materials by polarized light microscopy. NVLAP Test Method Code 18/A01. All percentages are based on visual area estimates. This test report relates only to the items tested.

RESULTS OF ANALYSIS:

See attached sheets for detailed results.

LAB. USED FOR SAMPLE ANALYSIS:
AIH LABORATORY
10900 E. 183RD STREET, STE. 235
CERRITOS, CA. 90703
TEL. CO. 206-979-1415



ENVIRONMENTAL

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CONCLUSIONS:

Based on our survey and accredited laboratory analysis of the bulk samples taken during the survey, it is our opinion that asbestos containing materials (ACMS) are present in some tested locations of the building. A detailed list is itemized on the next page.

NOTE: **The customer is demolishing the building.**

DESCRIPTION: **The building is a two story movie theatre. The roof is composition flat roll. The exterior walls are stucco. The interior walls are drywall and plaster. There is floor tile in some of the rooms. The condition of the building is fair.**

Samples (3101) **The floor tile found under the carpet at the front entry is non-friable ACM in good condition.**

The extent is estimated at 125 sq. ft.

Samples (3103, 3105-3107, 3125) **The 12x12 floor tile and floor tile mastic found under the carpet and ceramic tile in the lobby is non-friable ACM in good condition.**

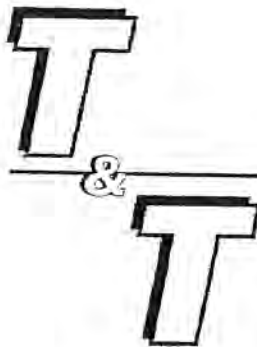
The extent is estimated at 656 sq. ft.

Sample (3116) **The cement pipe found on the roof and at the theatre heaters is non-friable ACM in good condition.**

The extent is estimated at 4 pipes.

Sample (3124) **The black mastic found behind the counter mirror is non-friable ACM in good condition.**

The extent is estimated at 39 sq. ft.



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Conclusions continued:

Sample (3126)

The floor tile and floor tile mastic found under the carpet on the 2nd floor room and hallway is non-friable ACM in good condition.

The extent is estimated at 217 sq. ft.

Sample (3131)

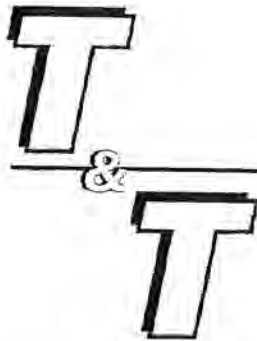
The mastic found around the base of the building is non-friable ACM in good condition.

The extent is estimated at 300 lin. ft.

Samples (3138-3142)

The roof mastic found on the HVAC duct seam patches, roof penetrations, and roof seam patches is non-friable ACM in good condition.

The extent is estimated at 900 sq. ft. and 220 lin. ft.

**ENVIRONMENTAL****SPECIALIZING IN ASBESTOS AND LEAD INSPECTIONS**

EPA LABORATORY ACCREDITATION #2811
NVLAP ID # 500079-0

LAB. NO. 1703929
REPORTED: 4/21/17

CLIENT: **LIU'S ENTERPRISE CONSTRUCTION CO.**
920 S. BEACH BLVD.
ANAHEIM, CA.

INVESTIGATION: Determine presence and amount of asbestos in 42 bulk samples submitted on 4/21/17.

TEST METHOD
DESIGNATION:

40 Code of Federal Regulations Chapter I (1-1-87 edition) part 763, Subpart F, Appendix A, pages 293-299 or the current U.S. EPA method for the analysis of asbestos in building materials by polarized light microscopy. NVLAP Test Method Code 18/A01. All percentages are based on visual area estimates. This test report relates only to the items tested.

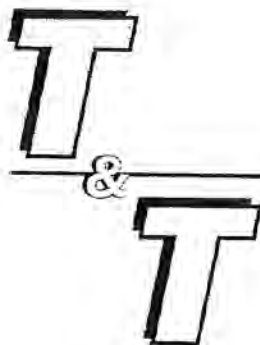
SAMPLE
LOCATION: 145 N. 1ST STREET, LA PUENTE, CA.

RESULTS
ANALYSIS: See attached sheets.

Respectively submitted,
T & T Environmental

A handwritten signature in black ink, appearing to read 'Ted Strong'.

Ted Strong
Certified Asbestos Consultant
Cal. OSHA No. 10-4685



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SAMPLING PROCEDURES AND ANALYSIS:

Sampling Procedure

Following the walk-through, the inspector collected selected samples of exposed and accessible materials identified as suspect ACM. Sampling was limited to those accessible materials.

EPA guidelines were used to determine the sampling protocol. Sampling locations were chosen to be representative of the homogeneous material.

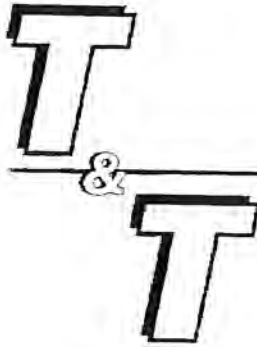
Samples of asbestos surfacing materials were collected in general accordance with the EPA random sampling protocol outlined in the EPA publication, "Asbestos in Buildings: Simplified Sampling Scheme for Friable Surfacing Materials" (EPA 560/5-85-030a, (October 1985). While an effort was made to extract the samples from approximately the middle of the sub-area, samples were taken preferentially from already damaged areas or areas that were the least visible.

The samples were numbered and shipped to a laboratory accredited under the National Voluntary Accreditation Program (NVLAP) and analyzed by Polarized Light Microscopy (PLM) with dispersion staining. Based on EPA and Federal OSHA Standards, all materials containing more than 1% are considered to be Asbestos Containing Materials (ACM). Based on Cal-OSHA Standards, all materials containing less than .1% are considered to be Asbestos Containing Construction Materials (ACCM).

The field and laboratory results reported herein are considered sufficient in detail and scope to determine the presence of accessible and exposed suspect asbestos-containing materials in the facility. T & T Environmental warrants the findings contained herein have been prepared in general accordance with accepted professional practices at the time of its preparation as applied by similar professionals in the community. Changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed in this report.

The survey and analytical methods have been used to provide the client with information regarding the presence of accessible and exposed suspect asbestos-containing material existing in the facility at the time of inspection. Test results are valid only for the material tested. There is a distinct possibility that conditions may exist which could not be identified within the scope of the study or which were not apparent during the site visit.

No other warranties are implied or expressed.



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SURVEY SHEET 1 OF 3

DATE: APRIL 21, 2017

LOCATION: 145 N. 1ST STREET
LA PUENTE, CA.

SAMPLE	MATERIAL DESCRIPTION	LOCATION	CONDITION	EXTENT	SAMPLE LOCATION	RESULT
3101	FLOOR TILE/MASTIC UNDER CARPET	FRONT ENTRY	G/NFI/L	125 SQ. FT.	FLOOR	ACM
3102	12X12 FLOOR TILE/MASTIC	FRONT ENTRY	G/NFI/L	12 SQ. FT.	FLOOR	ND
3103	12X12 FLOOR TILE/MASTIC UNDER CARPET	LOBBY	G/NFI/L	425 SQ. FT.	FLOOR	ACM
3104	FLOOR TILE/MASTIC UNDER CERAMIC TILE	COUNTER	G/NFI/L	198 SQ. FT.	FLOOR	ND
3105	BLACK MASTIC UNDER CERAMIC TILE	LOBBY	G/NFI/L	150 SQ. FT.	FLOOR	ACM
3106	12X12 FLOOR TILE/MASTIC LAYERED	LOBBY	G/NFI/L	SEE #3105	FLOOR	ACM
3107	BLACK MASTIC UNDER FLOOR TILE	LOBBY	G/NFI/L	SEE #3105	FLOOR	ACM
3108	CARPET MASTIC	LOBBY	G/NFI/L	N/A	FLOOR	ND
3109	TEXTURE COAT	LOBBY CEILING	G/NFI/L	550 SQ. FT.	CEILING	ND
3110	2X4 CEILING PANEL	THEATRE	D/NFI/L	4,140 SQ. FT.	CEILING	ND
3111	2X4 CEILING PANEL	THEATRE	D/NFI/L	SEE #3110	CEILING	ND
3112	CARPET MASTIC	THEATRE ISLE	G/NFI/L	N/A	FLOOR	ND
3113	DRYWALL	THEATRE	G/NFI/L	N/A	WALL	ND
3114	JOINT COMPOUND	THEATRE	G/NFI/L	N/A	WALL	ND
3115	TEXTURE COAT	THEATRE	G/NFI/L	N/A	WALL	ND
3116	CEMENT PIPE	ROOF & THEATRE HEATERS	G/NFI/L	4 PIPES	ROOF	ACM
3117	INTERIOR PLASTER	THEATRE	G/NFI/L	N/A	WALL	ND
3118	SKIM COAT	THEATRE	G/NFI/L	N/A	WALL	ND

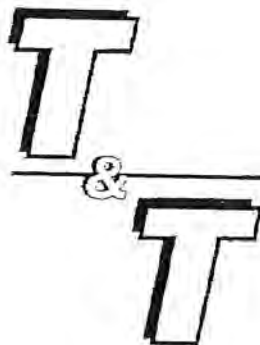
KEY FOR CONDITION:

G= Good
D= Damaged
SD= Significantly

F= Friable
NFI= Non-friable Class I
NFII= Non-friable Class II

L= Low Potential for Damage
M= Moderate Potential for Damage
H= High Potential for Damage

ND= Non-detect
ACBM= Asbestos
Containing Building



ENVIRONMENTAL

SPECIALIZING IN ASBESTOS AND LEAD INSPECTIONS

SURVEY SHEET 2 OF 3

DATE: APRIL 21, 2017

LOCATION: 145 N. 1ST STREET
LA PUENTE, CA.

SAMPLE	MATERIAL DESCRIPTION	LOCATION	CONDITION	EXTENT	SAMPLE LOCATION	RESULT
3119	DRYWALL	THEATRE	G/NFI/L	N/A	WALL	ND
3120	JOINT COMPOUND	THEATRE	G/NFI/L	N/A	WALL	ND
3121	TEXTURE COAT	THEATRE	G/NFI/L	N/A	WALL	ND
3122	INTERIOR PLASTER	THEATRE	G/NFI/L	N/A	WALL	ND
3123	SKIM COAT	THEATRE	G/NFI/L	N/A	WALL	ND
3124	BLACK MASTIC	BEHIND COUNTER MIRROR	G/NFI/L	39 SQ. FT.	WALL	ACM
3125	12X12 FLOOR TILE/MASTIC	LOBBY HALL TO RESTROOM	G/NFI/L	81 SQ. FT.	FLOOR	ACM
3126	FLOOR TILE/MASTIC UNDER CARPET	2 ND FLOOR, & HALLWAY	G/NFI/L	217 SQ. FT.	FLOOR	ACM
3127	ACOUSTIC CEILING	2 ND FLOOR	G/F/H	276 SQ. FT.	CEILING	ND
3128	ACOUSTIC CEILING	2 ND FLOOR	G/F/H	SEE #3127	CEILING	ND
3129	ACOUSTIC CEILING	2 ND FLOOR	G/F/H	SEE #3127	CEILING	ND
3130	EXTERIOR STUCCO	WALL	G/NFI/L	N/A	WALL	ND
3131	MASTIC	BASE OF BUILDING	G/NFI/L	300 LIN. FT.	FLOOR	ACM
3132	EXTERIOR STUCCO	WALL	G/NFI/L	N/A	WALL	ND
3133	EXTERIOR STUCCO	WALL	G/NFI/L	N/A	WALL	ND
3134	ROOF PAPER/FLAT ROLL	ROOF	G/NFI/L	504 SQ. FT.	ROOF	ND
3135	ROOF MASTIC	ROOF PATCH	G/NFI/L	96 SQ. FT.	ROOF	ND
3136	ROOF PAPER/FLAT ROLL	ROOF	G/NFI/L	2,250 SQ. FT.	ROOF	ND

KEY FOR CONDITION:

G= Good

D= Damaged

SD= Significantly

F= Friable

NFI= Non-friable Class I

NFII= Non-friable Class II

L= Low Potential for Damage

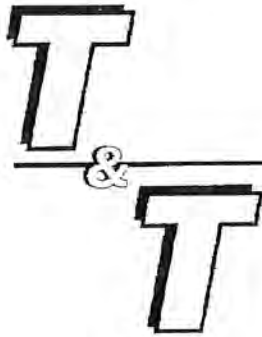
M= Moderate Potential for Damage

H= High Potential for Damage

ND= Non-detect

ACBM= Asbestos

Containing Building



ENVIRONMENTAL

SPECIALIZING IN ASBESTOS AND LEAD INSPECTIONS

SURVEY SHEET

3 OF 3

DATE: APRIL 21, 2017

LOCATION:

145 N. 1ST STREET
LA PUENTE, CA.

[illegible]

KEY FOR CONDITION:

G= Good

D= Damaged

SD= Significantly

F= Friable

NFI= Non-friable Class I

NFI1=Non-friable Class II

L= Low Potential for Damage

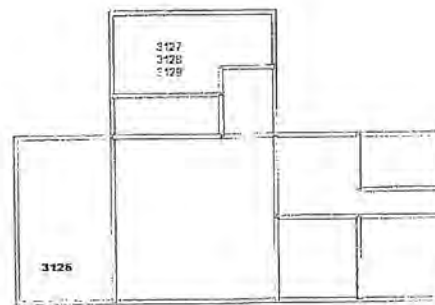
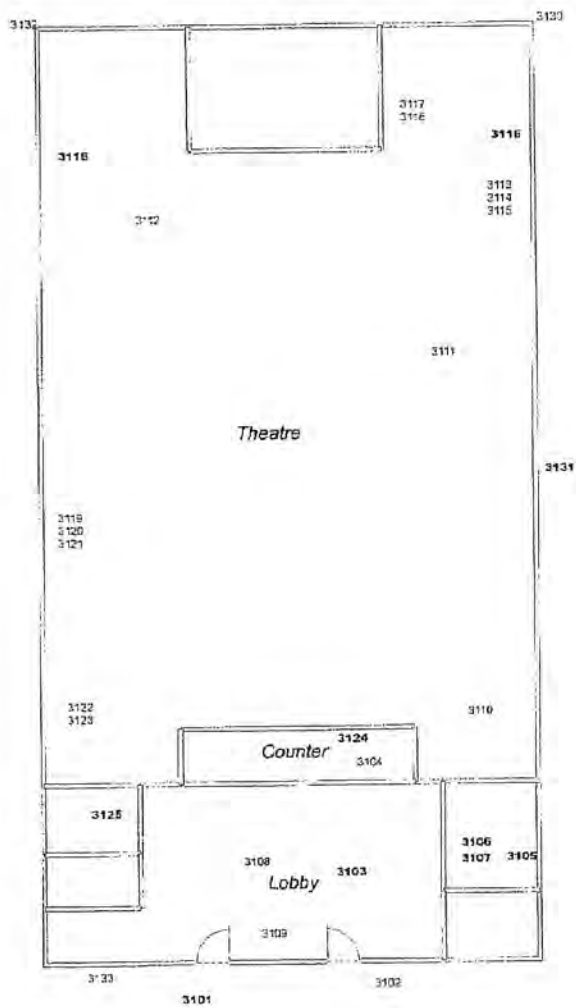
M= Moderate Potential for Damage

H= High Potential for Damage

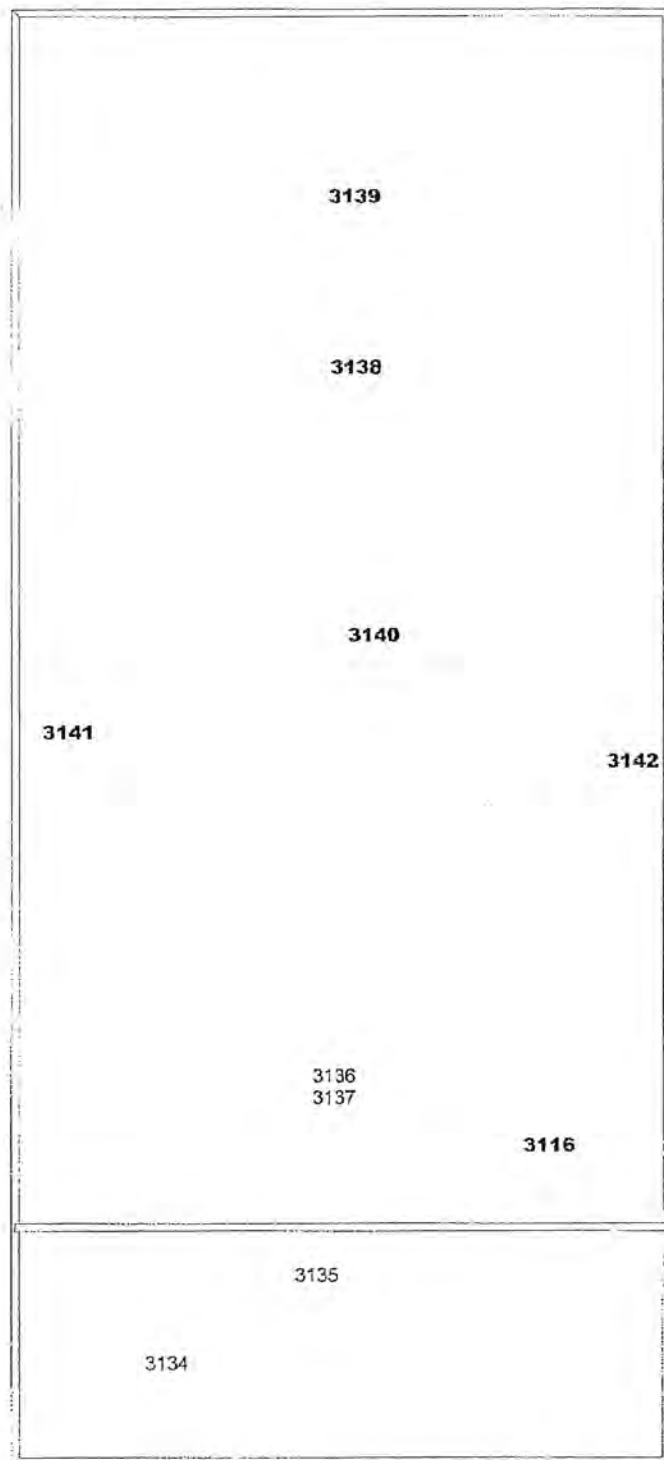
ND= Non-defect

ACBM= Asbestos

Containing Building

*2nd floor*

145 N. 1st Street
Asbestos samples
(Positive samples in bold)



145 N 1st Street (Roof)



12611 Hiddencreek Way Ste #B Cerritos, CA 90703

BULK ASBESTOS FIBER ANALYSIS



TESTING
NVLAP LAB CODE 50075-C
Phone: (562) 860-2201
www.aihlab.com

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703929
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170392901		Client ID: 3101		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Red floor tile	Chrysotile 5%	None Detected	Vinyl/Binder

Lab ID: 170392902		Client ID: 3102		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White flooring material	None Detected	Cellulose <1%	Vinyl/Binder

Lab ID: 170392903		Client ID: 3103		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Red floor tile	Chrysotile 5%	None Detected	Vinyl/Binder

Lab ID: 170392904		Client ID: 3104		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Brown/black vinyl material	None Detected	None Detected	Vinyl/Binder

Lab ID: 170392905		Client ID: 3105		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	Chrysotile 8%	Cellulose 2%	Asphalt/Binder

Lab ID: 170392906		Client ID: 3106		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Green floor tile	Chrysotile 5%	Wollastonite 2%	Vinyl/Binder
2.	Cream floor tile	Chrysotile 10%	None Detected	Vinyl/Binder



BULK ASBESTOS FIBER ANALYSIS



NVLAP LAB CODE 501079-E
Phone: (562) 860-2201
www.aihlab.com

12611 Hidden Creek Way Ste #B Cerritos, CA 90703

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703929
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170392907		Client ID: 3107		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	Chrysotile 8%	Cellulose 2%	Asphalt/Binder

Lab ID: 170392908		Client ID: 3108		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Tan mastic	None Detected	Cellulose 2%	Mastic/Binder

Lab ID: 170392909		Client ID: 3109		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White texture coat with paint	None Detected	Cellulose 2%	Binder/Filler

Lab ID: 170392910		Client ID: 3110		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Grey compressed fibrous material with paint	None Detected	Cellulose 62%, Mineral Wool 8%	Binder/Filler, Perlite

Lab ID: 170392911		Client ID: 3111		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Grey compressed fibrous material with paint	None Detected	Cellulose 62%, Mineral Wool 8%	Binder/Filler, Perlite

Lab ID: 170392912		Client ID: 3112		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Tan mastic	None Detected	Cellulose 2%	Mastic/Binder



12611 Hiddencreek Way Ste #B Cerritos, CA 90703

BULK ASBESTOS FIBER ANALYSIS


 NVLAP LAB CODE 800379-1
 Phone: (562) 860-2201
 www.aihlab.com

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703929
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170392913		Client ID: 3113		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White chalky material with paper	None Detected	Cellulose 12%	Gypsum/Binder

Lab ID: 170392914		Client ID: 3114		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White compacted powdery material with paint	None Detected	Cellulose 2%	JC/Binder

Lab ID: 170392915		Client ID: 3115		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White texture coat with paint	None Detected	Cellulose 2%	Binder/Filler

Lab ID: 170392916		Client ID: 3116		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Grey cementitious material with paint	Chrysotile 20%, Crocidolite 5%	None Detected	Binder/Filler

Lab ID: 170392917		Client ID: 3117		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White sandy material	None Detected	Cellulose <1%	Binder/Filler
2.	Off-white sandy material	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains

Lab ID: 170392918		Client ID: 3118		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White powdery material with paint	None Detected	Cellulose 2%	Binder/Filler



12611 Hiddencreek Way Ste #B Cerritos, CA 90703

BULK ASBESTOS FIBER ANALYSIS



TESTING
NVLAP LAB CODE 500079-D
Phone: (562) 860-2201
www.aihlab.com

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703929
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170392919		Client ID: 3119		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White chalky material with paper	None Detected	Cellulose 12%	Gypsum/Binder

Lab ID: 170392920		Client ID: 3120		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White compacted powdery material with paint and paper	None Detected	Cellulose 2%	JC/Binder

Lab ID: 170392921		Client ID: 3121		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White powdery material with paint	None Detected	Cellulose 2%	Binder/Filler

Analyzed by: Brian Fullaway

Signature: *Brian Fullaway*

Date: 04-21-2017

Reviewed by: Francisco Moreno

Signature: *Francisco Moreno*

Date: 04-21-2017

Limit of Quantification ("LOQ")=1%. <1% denotes presence of asbestos below LOQ. If the sample was not collected by AIH Laboratory then the accuracy of the results is limited by the methodology and experience of the sample collector. Liability limited to cost of samples analysis. This report shall not be reproduced except in full, without written approval of AIH Laboratory. It shall not be used to claim product endorsement by NVLAP or any other agency of the government. Reported results relate only to the samples tested and may not be the representative of the sample area. AIH Laboratory shall dispose of the Customer's samples 30 days after receiving the samples, unless instructed to store them for an alternate period of time in writing.



12611 Hiddencreek Way Ste #B Cerritos, CA 90703

BULK ASBESTOS FIBER ANALYSIS


 NVLAP LAB CODE 59073-C
 Phone: (562) 860-2201
 www.aihlab.com

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703930
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170393001		Client ID: 3122		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Grey sandy material	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains

Lab ID: 170393002		Client ID: 3123		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Cream sandy material with paint	None Detected	Cellulose 2%	Binder/Filler, Fine Particles

Lab ID: 170393003		Client ID: 3124		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black mastic	Chrysotile 8%	None Detected	Binder/Filler, Fine Particles

Lab ID: 170393004		Client ID: 3125		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Red floor tile	Chrysotile 3%	Cellulose 2%	Binder/Filler, Fine Particles
2.	Black mastic	Chrysotile 6%	None Detected	Mastic/Binder, Fine Particles

Lab ID: 170393005		Client ID: 3126		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Brown floor tile	Chrysotile 3%	Cellulose 2%	Binder/Filler, Fine Particles
2.	Black mastic	Chrysotile 6%	Cellulose 2%	Mastic/Binder, Fine Particles



BULK ASBESTOS FIBER ANALYSIS



Phone: (562) 860-2201
www.aihlab.com

12611 Hiddencreek Way Ste #B Cerritos, CA 90703

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703930
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170393006		Client ID: 3127		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White lumpy foamy material with paint	None Detected	Cellulose 2%	Binder/Filler, Fine Particles

Lab ID: 170393007		Client ID: 3128		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White lumpy foamy material with paint	None Detected	Cellulose 2%	Binder/Filler, Fine Particles

Lab ID: 170393008		Client ID: 3129		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White lumpy foamy material with paint	None Detected	Cellulose 2%	Binder/Filler, Fine Particles

Lab ID: 170393009		Client ID: 3130		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White sandy material with paint	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains
2.	Cream sandy material	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains
3.	Grey sandy material	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains

Lab ID: 170393010		Client ID: 3131		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black mastic	Chrysotile 6%	Cellulose 2%	Mastic/Binder, Fine Particles



12611 Hiddencreek Way Ste #B Cerritos, CA 90703

BULK ASBESTOS FIBER ANALYSIS



NVLAP LAB CODE 500379-4
Phone: (562) 860-2201
www.aihlab.com

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703930
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170393011		Client ID: 3132		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Cream sandy material	Chrysotile <1%	Cellulose <1%	Binder/Filler, Mineral Grains
2.	Grey sandy material	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains
3.	Green sandy material	Chrysotile <1%	Cellulose <1%	Binder/Filler, Mineral Grains
4.	Brown sandy material	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains

Lab ID: 170393012		Client ID: 3133		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	White sandy material with paint	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains
2.	Grey sandy material with paint	None Detected	Cellulose <1%	Binder/Filler, Mineral Grains

Lab ID: 170393013		Client ID: 3134		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black fibrous asphaltic material with granules	None Detected	Glass Fibers 5%	Asphalt/Binder, Fine Particles

Lab ID: 170393014		Client ID: 3135		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	None Detected	None Detected	Asphalt/Binder, Fine Particles

Lab ID: 170393015		Client ID: 3136		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black fibrous asphaltic material with granules	None Detected	Glass Fibers 5%	Asphalt/Binder, Fine Particles



12611 Hiddencreek Way Ste #B Cerritos, CA 90703

BULK ASBESTOS FIBER ANALYSIS


 Phone: (562) 860-2201
 www.aihlab.com

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703930
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170393016		Client ID: 3137		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	None Detected	Cellulose <1%	Asphalt/Binder, Fine Particles

Lab ID: 170393017		Client ID: 3138		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	None Detected	Cellulose 20%	Asphalt/Binder, Fine Particles
2.	Grey/Black asphaltic mastic with paint	Chrysotile 8%	Cellulose 2%	Asphalt/Binder, Fine Particles

Lab ID: 170393018		Client ID: 3139		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	None Detected	Cellulose 20%	Asphalt/Binder, Fine Particles
2.	Grey/Black asphaltic mastic with paint	Chrysotile 8%	Cellulose 2%	Asphalt/Binder, Fine Particles

Lab ID: 170393019		Client ID: 3140		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	Chrysotile 8%	Cellulose 2%	Asphalt/Binder, Fine Particles

Lab ID: 170393020		Client ID: 3141		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	Chrysotile 8%	Cellulose 2%	Asphalt/Binder, Fine Particles



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BULK ASBESTOS FIBER ANALYSIS

NVLAP[®]
 TESTING
 NVLAP LAB CODE 50705-C
 Phone: (562) 860-2201
 www.aihlab.com

Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave, #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1703930
Total Samples Submitted: 21
Total Samples Analyzed: 21
Analysis Method: EPA Method 600/R-93-116

Lab ID: 170393021		Client ID: 3142		
Layer	Layer Description	Asbestos Type %	Other Fibrous Material %	Other Non Fibrous Material
1.	Black asphaltic mastic	Chrysotile 8%	Cellulose 2%	Asphalt/Binder, Fine Particles

Analyzed by: Jesus Cambero**Signature:** *Jesus Cambero***Date:** 04-24-2017**Reviewed by:** Francisco Moreno**Signature:** *Francisco Moreno***Date:** 04-24-2017

Limit of Quantification ("LOQ")=1%. <1% denotes presence of asbestos below LOQ. If the sample was not collected by AIH Laboratory then the accuracy of the results is limited by the methodology and experience of the sample collector. Liability limited to cost of samples analysis. This report shall not be reproduced except in full, without written approval of AIH Laboratory. It shall not be used to claim product endorsement by NVLAP or any other agency of the government. Reported results relate only to the samples tested and may not be the representative of the sample area. AIH Laboratory shall dispose of the Customer's samples 30 days after receiving the samples unless instructed to store them for an alternate period of time in writing.



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BULK ASBESTOS FIBER ANALYSIS

Point Count Method (1000 Points)


 NVLAP
 TESTING
 (CALIF LAB CODE 80075-C)
 Phone: (562) 860-2201
 www.aihlab.com

Client Name: T&T Environmental
 Project Manager: Ted Strong
 Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
 Client Job Number: A3100
 Client Job Location: 145 N. 1st Street

Batch Number: 1704043
 Total Samples Submitted: 2
 Total Samples Analyzed: 2
 Analysis Method: EPA Method 600/R-93-116

Laboratory Sample ID: 170404301

Client Sample ID: 3132 A

Sample Description: Layer 1 of 4: Cream sandy material

Note: This sample was previously analyzed for asbestos content using Polarized Light Microscopy (PLM). The concentration of asbestos content was determined using visual estimation. The sample was reported to have <1% asbestos in Layer 1 and the corresponding Lab ID is 170393011.

Slide Prep Number	1	2	3	4	5	6	7	8	Total
Asbestos Points	0	0	0	0	0	0	0	0	0
Non-Asbestos Points	125	125	125	125	125	125	125	125	1000
Total Points Counted	125	125	125	125	125	125	125	125	1000

Asbestos Concentration: <0.1%

Conclusion: This sample contains <0.1% asbestos.**Comment:** Asbestos fibers were observed in the field of view but not counted as points.

Laboratory Sample ID: 170404302

Client Sample ID: 3132 B

Sample Description: Layer 3 of 4: Green sandy material

Note: This sample was previously analyzed for asbestos content using Polarized Light Microscopy (PLM). The concentration of asbestos content was determined using visual estimation. The sample was reported to have <1% asbestos in Layer 3 and the corresponding Lab ID is 170393011.

Slide Prep Number	1	2	3	4	5	6	7	8	Total
Asbestos Points	0	0	0	0	0	0	0	0	0
Non-Asbestos Points	125	125	125	125	125	125	125	125	1000
Total Points Counted	125	125	125	125	125	125	125	125	1000

Asbestos Concentration: <0.1%

Conclusion: This sample contains <0.1% asbestos.**Comment:** Asbestos fibers were observed in the field of view but not counted as points.



12611 Hiddencreek Way Ste #B Cerritos, CA 90703

BULK ASBESTOS FIBER ANALYSIS

Point Count Method (1000 Points)



Client Name: T&T Environmental
Project Manager: Ted Strong
Client Address: 2005 Palo Verde Ave. #121 Long Beach, CA 90815
Client Job Number: A3100
Client Job Location: 145 N. 1st Street

Batch Number: 1704043
Total Samples Submitted: 2
Total Samples Analyzed: 2
Analysis Method: EPA Method 600/R-93-116

Analyzed by: Jesus Cambero**Signature:** **Date:** 04-25-2017**Reviewed by:** Francisco Moreno**Signature:** **Date:** 04-25-2017

Limit of Quantification ("LOQ")=0.1% using 1000 point count method. "<" denotes presence of asbestos below LOQ. ND=None Detected. If the sample was not collected by AIH Laboratory then the accuracy of the results is limited by the methodology and experience of the sample collector. Liability limited to cost of samples analysis. This report shall not be reproduced except in full, without written approval of AIH Laboratory. It shall not be used to claim product endorsement by NVLAP or any other agency of the government. Reported results relate only to the samples tested and may not be the representative of the sample area. AIH Laboratory shall dispose of the Customer's samples 30 days after receiving the samples unless instructed to store them for an alternate period of time in writing.

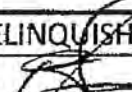
1703929

T&T ENVIRONMENTAL SURVEY SAMPLE SHEET	JOB INVOICE #: A3100 DATE OF INSPECTION: 4/21/17
--	---

JOB ADDRESS 145 N. 1ST STREET ZIP CODE	NOTES: 4811K-PLM
--	---------------------

SAMPLE #	DESCRIPTION/MATERIAL	LOCATION/CONDITION	EST. EXTENT
- 3101	FUR TILE u/c	ENTRY	25X5
3102	12X12 FUR TILE	ENTRY	2X3 ²
- 3103	12X12 FUR TILE u/c	LOBBY	25X17
3104	FUR TILE u/t	COUNTER	11X18
- 3105	BLACK MAJTL u/t		15X10
- 3106	12X12 FUR TILE/c	LOBBY	
- 3107	BLACK MAJTL u/FUR TILE	ce " "	23105
3108	CARPET MAJTL	LOBBY	
3109	TEXTURE COAT	LOBBY CEILING	25X22
3110	2X4 CEILING PANEL	D THEATRE	115X36
3111	2X4 CEILING PANEL		
3112	CARPET MAJTL	THEATRE ISLE	
3113	DRYWALL	THEATRE	
3114	JOINT COMPOUND		
3115	TEXTURE COAT		
- 3116	CEMENT PIPE		24
3117	INT PLASTER		
3118	SKIM COAT		
3119	DRYWALL	THEATRE	
3120	JOINT COMPOUND		
3121	TEXTURE COAT		

CHAIN OF CUSTODY

DATE/TIME	RELINQUISHED BY:	RECEIVED BY:	DATE/TIME
4/21/17		Justin Ann	4/21/17 11:53am

1703930

T&T ENVIRONMENTAL SURVEY SAMPLE SHEET	JOB INVOICE #: A3100 DATE OF INSPECTION: 4/21/17
--	---

JOB ADDRESS 145 N. 1ST STREET ZIP CODE	NOTES:
--	--------

SAMPLE #	DESCRIPTION/MATERIAL	LOCATION/CONDITION	EST. EXTENT
3122	INT PLASTER		
3123	SKIN COAT		
- 3124	BLACK MASTIC BEHIND MIRROR COUNTER		3X18 39
- 3125	12X12 TILE / BLACK MASTIC	HALL TO RESTROOMS	8X9 3X3 81
- 3126	FERTILE / BLACK MASTIC	2nd floor u/c	8X20 3X19 217
3127	ACOUSTIC CEILING	2nd floor	23X12 276
3128	ACOUSTIC CEILING		
3129	ACOUSTIC CEILING		
3130	EXT STUCCO		
- 3131	MASTIC BASE of BLDG		300 sq ft
3132	EXT STUCCO		
3133	EXT STUCCO		
3134	ROOF PAPER / FLAT		14X36 94
3135	ROOF MASTIC / ROOF PAPER		8X12 96
3136	ROOF PAPER / FLAT		150X15 2250
3137	MASTIC OVER ROOF PAPER		150X15
- 3138	ROOF MASTIC HVAC DUCT SEAM PATCHES		120
- 3139	ROOF MASTIC	" "	4X80
- 3140	ROOF MASTIC PENETRATIONS + SEAM PATCHES		150X30 900
- 3141	ROOF MASTIC	" " 800X30	2400 sq ft 1600
- 3142	ROOF MASTIC	" "	1600

CHAIN OF CUSTODY

DATE/TIME	RELINQUISHED BY:	RECEIVED BY:	DATE/TIME
		Justin Smith	4/21/17 11:53AM

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Ted B Strong

Name

Certification No. 10-4685

Expires on 11/17/17



This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7183 et seq. of the Business and Professions Code.

APPENDIX C – PHASE 1



Cal Land Engineering, Inc.
dba Quartech Consultants
Geotechnical, Environmental, and Civil Engineering

March 16, 2016

Goodyear Investment, Inc.
17195 Newhope Street #209
Fountain Valley, California 92708

Attention: Mr. Jack ko

Subject: Phase I Environmental Site Assessment, for the site located at 135 and 145 1ST Street,
APN: 8246-010-001 and 007, La Puente, California.

Gentlemen:

In accordance with your request, CLE has completed Phase I Environmental Site Assessment for the subject site. The objective of this assessment is to assess the likelihood of hazardous materials that may present at the site due to historical and/or present operations at the site, as well as the potential impacts due to the activities at the site vicinity.

Based on researched information, it is concluded that there is low potential of non-agricultural hazardous materials present in the shallow subsurface soil.

Additional assessment is not recommended at this time. Any future development, such as change use of the facility, or use of the groundwater, should be reviewed by an experienced environmental consultant.

We appreciate this opportunity to be of services. Should you have any questions pertaining to this report, please call the undersigned.

Sincerely,

Cal Land Engineering, Inc. (CLE)
dba Quartech Consultants (QCI)



Jack C. Lee, PE, GE, REA
Principal Engineer



Abe Kazemzadeh
Project Manager

Dist: (3) Addressee

PHASE I

ENVIRONMENTAL SITE ASSESSMENT

AT

135 and 145 1st Street

APN: 8246-010-001 and 007

City of La Puente, California 91744

FOR

**Goodyear Investment, Inc.
17195 Newhope Street # 209
Fountain Valley, California 92708**

**CONDUCTED
BY**

**CAL LAND ENGINEERING INC.
CLE PROJECT NO.: 16-094-002ESA
March 16, 2016**

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1.0 INTRODUCTION

1.1 Site Location

This report presents a summary of our Phase I Environmental Site Assessment for the site located at 135 and 145 1st. Street, APN: 8246-010- 001 and 007, City of La Puente, California.

1.2 Purpose

The purpose of this assessment is to review existing environmental conditions, and to evaluate potential environmental hazards that may exist at the subject site due to present and historical onsite.

1.3 Scope of Work

The following limited scopes of work were conducted for this environmental assessment:

1. Site Reconnaissance
2. Drive-by survey of the subject property and its surrounding area
3. Review of Historical City Directories
4. Review of Sanborn Maps
5. Review of available historical information of the subject property and its surrounding area to assess past uses that may contribute to potential environmental impacts.
6. Review available information of regional geology and hydrogeology literatures regarding underlying geologic conditions and groundwater regime in the vicinity of the subject property.
7. Review of available California State and US Federal databases to determine if leaking underground storage tanks, hazardous waste generators, Superfund sites, landfills, and other documented hazardous releases may have existed within approximately 1 mile of the subject property. The review data includes US Environmental Protection Agency, US Geology Survey, California Department of Toxic Substances Control, California Department of Conservation, Division of Oil and Gas, City of La Puente), Department of Building and Safety, Environmental Data Resources (City Directories, Governmental Listing, Sanborn Maps).
8. Preparation of this report to include a finding summary of this assessment and its conclusions, and recommendations for further investigations.

It should be noted that the sampling and analysis of soils, groundwater, and/or building materials was not in this scope of work of this report.

2.0 SITE CONDITION

A site reconnaissance was performed by CLE field investigator on March 10, 2016. The vacant building and asphalt parking lot is located south side of Workman Street, east of Glendora Avenue and west of 1st Street in the City of La Puente, California. The Property located at 135 and 145 1st Street (APN: 8246-010-001 and 007) used as a parking lot and a movie theatre in the past, which was called Star Puente Theatre or Paramount Theatre. The theatre building was constructed in 1958. According to City documents, the address for Star Theatre building is 145 1st Street (APN: 8246-010-001) with a lot area of 18,599 square feet and the address for the asphalted parking lot is 135 1st Street (APN: 8246-010-007), with a lot area of 23,288 square feet, which is located south of the old theatre building. City records date back to 1957 showing some construction activities for Star Puente Theatre building.

Across the street from the property there is a shopping center called Plaza Borunda. The name of the shops in front of the old Star Puente Theatre building is as follows:

- 1- CASA JIMNEZ RESTAURANT
- 2- ANGEL'S MARKET
- 3- REYNA BEAUTY & BARBER SHOP
- 4- VINYL SAURS RECORDS
- 5- GARDENIA'S FLOWER SHOP
- 6- LUMAR'S ROPA CLOTHING SPECIALTIES
- 7- ZUMBA FITNESS
- 8- WAREHOUSE PARTY & FIESTA SUPLIES
- 9- NEW GENERATION ADVERISIGN AGENCY
- 10- RINCON DE GUAYBITOS MEX. FOOD FISH SPECIALS
- 11- COCA BAKERY
- 12- MY TAX LADY BOOKKEEPING AND TAX

No above ground or underground storage tanks were observed during our initial site reconnaissance. No major oil stains were observed in the paved areas or any of the surrounding areas.

3.0 HISTORICAL DOCUMENT REVIEW

3.2 Sanborn Map Review

Total of 3 maps, 1915, 1925, and 1932 Sanborn Fire Insurance Maps were identified for the subject site. The 1925 and 1932 Sanborn Maps indicated that a lumber company occupied 135 N. 1st Street site, and there was no structure showing for 145 N. 1st Street site on 1915, 1925 and 1932 Sanborn Fire Insurance Maps.

3.3 City of La Puente Public Works and Building Department

CLE representative visited the City of La Puente, Public Works and Building Department on March 10, 2016. The reviewed records indicated that the building was constructed in 1958 as a movie Theatre. The address for the building is 145 N. 1st Street with APN: 8246-010-001 and the address for adjacent site, which is a parking lot, is 135 N. 1st Street with APN: 8246-010-007. No aboveground or underground storage tanks records were found in our search for City of La Puente documents.

3.4 City Directory

Business directories were reviewed at approximately five years intervals for the year spanning 1975 through 2013. The following table presents a summary of the reviewed directory.

145 N. 1st Street
LA Puente, CA 91744

N 1ST ST

2013 pg A1 Cole Information Services
2008 pg A2 Cole Information Services
2003 pg A3 Cole Information Services
1999 pg A4 Cole Information Services
1995 pg A5 Cole Information Services
1992 pg A6 Cole Information Services
1986 pg A7 Haines Criss-Cross Directory
1980 pg A8 Haines Criss-Cross Directory
1975 pg A10 Haines Criss-Cross Directory
1975 pg A9 Haines Criss-Cross Directory

City Directory Images

N 1ST ST

Cole Information Services

Target Street Cross Street Source

2013

110 LA PUENTE VALLEY COUNTY WATER DISTRI
117 BATES INCOME TAX & NOTARY SERVICE
119 AMAR DENTAL CENTER INC
120 1 LOCKSMITH EMERGENCY
CASA JIMENEZ
125 YORBA INSURANCE AGENCY
126 JOYERIA JESUS Y MARIA
MY TAX LADY
134 REYNA BEAUTY SALON
RINCON DE GUAYABITOS NO 2
136 NEW FIRST GENERATION PROMOTIONS
OC ADVERTISING
WALK LESS COST LESS
142 ANGELS MARKET

GARDENIAS FLOWER SHOP
144 LA INDIANA RESTAURANT
146 EDDIE QUINTANA

N 1ST ST
Haines Criss-Cross Directory

Target Street Cross Street Source
1986

N 1ST ST
Haines Criss-Cross Directory
Target Street Cross Street Source
1980

N 1ST ST
Haines Criss-Cross Directory
Target Street Cross Street Source
1975

4.0 AREA GEOLOGY AND HYDROGEOLOGY

4.1 Soil/Geology

The underlying soils are characterized by typical deposits of alluvial fans, plains, and terraces in the Los Angeles County. Based on our soil investigation in 2013, around the vicinity of the site approximately 1000 feet south of the property, the onsite near surface soils consist predominantly of sandy clay (CL). In general, these soils exist in a very stiff condition. Ground water level was encountered at the depth of about 17 feet during our subsurface investigation. Based on our review of the "Historically Highest Ground Water Contours and Borehole Log Data Locations, Baldwin Park Quadrangle", by CDMG, it is estimated that the highest ground water level is approximately 15 feet below the existing grade

4.2 Groundwater

It is anticipated that the historical highest groundwater of the area is approximately 15 feet below the existing ground surface in accordance with CGS (previously CDMG), Historically Highest Ground Water Contours and Borehole Log Data Locations, Baldwin Park Quadrangle Open File, Report 98-13.

5.0 OTHER ENVIRONMENTAL CONCERNS

5.1 Asbestos

Asbestos-containing materials were used in many commercial products since early this century. Its use had peaked in the period between World War II and the 1970s. However, based on information obtained from manufacturers represented by the US Consumer Product Safety Commission, it is unlikely that asbestos-containing materials were commercially used since late 1970s. A 2-story theatre building and a parking lot currently occupy the property. Based on the reviewed documents, it is our understanding that the existing building was constructed in 1958. Available City records also indicated that this building was constructed during 1957-1958. It is recommended that the potential of the presence of ACM should be evaluated prior to any building construction and remodeling.

5.2 Radon Occurrence

Radon is a naturally occurring radioactive gas. It cannot be seen, smelled, or tasted and is the product of the natural radioactive decay of uranium. Radon is found most frequently in high concentrations in soils and rocks containing uranium, granite, shale, phosphate, and pitchblende. Radon may also be found in soils that are contaminated by certain types of industrial waste, such as by-products of uranium or phosphate mining waste. The site is underlain by soil deposits of alluvial fans, plains, and terraces of the Los Angeles Basin. It is CLE's opinion that the potential of high concentration radon occurring at the site is remote.

5.3 Petroleum Activities

The California Department of Conservation, Division of Oil and Gas and Geothermal Resources (DOGGR) regulates the drilling, operation, and abandonment of gas and oil wells throughout the California. DOGGR will require the site plan prior to the city issuing the building permit if the active, idle, or abandoned wells are located on or adjacent to the property. All abandoned oil wells must comply with the current regulatory standards. Based on our review of the Munger Map Book of the California Oil and Gas Field, no oil wells are located on the subject property or any adjacent properties.

6.0 GOVERNMENT RECORDS SEARCH

A government records search conducted for the subject site. The records search was conducted by Environmental Data Resources, Inc. (EDR) to identify potentially contaminated properties located within one-mile radius of the referenced site. Based on EDR Radius Map Records, the one-mile radius was selected as the maximum distance that existing contamination might migrate or transport to the project site. Results of the government records search are provided in Appendix A, which lists the entire recorded contaminated site. A brief discussion of the contaminated sites is also presented below, as based on information provided by EDR.

6.1 NPL

Under the US Federal EPA's CERCLA program (also known as the Superfund Program), EPA will identify and compile a list of all-potential hazardous substances release sites (CERCLIS). Once on CERCLIS, the site will be assessed by the EPA, or appropriate state agencies, to determine necessary actions to be taken, if any. The inclusion of a site in the CERCLIS list does not necessarily confirm that the site poses a significant health or environmental threat. Once a site has been included in the CERCLIS, the EPA will use the Hazard Ranking System (HRS) to determine its potential risk to human health and/or environment. Only CERCLIS sites that present significant risk are included in the National Priority List (NPL). The record search indicates that there is 1 NPL site (San Gabriel Valley, Area 4) located within 1-mile radius of the subject site.

San Gabriel Area 4 is a groundwater plume that runs along the axis of the San Jose Creek in the San Gabriel ground water basin in La Puente, Los Angeles County, California. The plume is approximately 1 mile long and 1 mile wide. Groundwater is contaminated with trichloroethylene TCE and perchloroethylene PCE. The State Department of Health Services and EPA are preparing to initiate a remedial investigation feasibility study to determine the aerial and vertical extend of contamination and to develop alternatives for treatment and management of the problem. EPA is conducting its investigation to identify sources of the contamination. This site, along with the three other San Gabriel Valley sites, was added to the NPL in May 1984 because it involves a serious problem that required taking immediate remedial action.

6.2 HIST CAL-SITES

This database contains both known and potentially hazardous substance sites. The database is maintained by the DTSC (TSCP – Toxic Substance Control Program) via interviews with officials from county health agencies, local fire departments, county agricultural commissioners, and other

agencies. Most contamination information is preliminary. Once the information (contamination) is confirmed, the site will be switched to AWP (Annual Workplan). A review of the Cal-Sites list revealed that there is no HIST Cal-Site located within 1 mile of the subject property.

6.3 CHMIRS

The California Hazardous Material Incident Report System contains information of reported hazardous material incidents, such as accidental spills or releases. The source is the California Office of Emergency Services. The record search indicates that there is no CHMIRS site located within 1 mile of the subject property.

6.4 CORTESE

This database includes sites of the following characteristics: public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic materials identified through the abandoned site assessment program, sites with USTs having a reportable releases, and all solid waste disposal facilities from which there is known migration. The record search indicates that there is no CORTESE site located within 0.5-mile radius of the subject site.

6.5 LUST

This database contains an inventory of leaking underground storage tank. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System. Based on the information provided by EDR, 17 LUST facilities are located within 1/2 miles of the subject site.

6.6 UST

The Underground Storage Tank databases contain registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database. A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 1/4 mile of the subject property.

6.7 HAZNET

This database is extracted from the copies of hazardous waste manifests received each year by DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing

approximately 350,000-500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. A review of this database revealed that there is no HAZNET site located within 1/8 miles of the subject property.

6.8 RCRA

RCRA is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, treat, store, or dispose of hazardous waste. RCRA database allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

The review of RCRA-SQG small quantity generators (SOG) database has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

The following conclusions are based on information collected during this assessment and are subject to the limitations stated in Section 8 of this report.

1. The vacant building and asphalt parking lot is located south side of Workman Street, east of Glendora Avenue and west of 1st Street in the City of La Puente, California. The Property located at 145 1st Street (APN: 8246-010-001) operated as a movie theatre in the past, which was called Star Puente Theatre or Paramount Theatre with a lot area of 18,599 square feet. The theatre building was constructed in 1958. The site located at 135 1st Street (APN: 8246-010-017) is an asphalted parking lot located south of the old theatre building with a lot area of 23,288 square feet. City records date back to 1957 showing construction activities for Star Puente Theatre. No aboveground or underground storage tanks were observed during our initial site reconnaissance.

1915, 1925, and 1932 Sanborn fire insurance maps were identified for the subject site. The 1925 and 1932 Sanborn Maps indicated that a lumber company occupied 135 N. 1st Street site, and there was no structure showing for 145 N. 1st Street site on 1915, 1925 and 1932 Sanborn Maps.

2. The existence of high concentration Radon is negligible at the site that is underlain by sedimentary deposits of alluvial soils.
3. In accordance with the information obtained from City of La Puente, City Directory Abstract and Sanborn Map Report, it is concluded that the building was constructed in 1958. No records of aboveground or underground storage tanks were found in City of La Puente Documents.
4. The property is in the vicinity of San Gabriel Valley (Area 4). San Gabriel Valley (Area 4) is a ground water plume that runs along the axis of the San Jose Creek in the San Gabriel ground water basin in La Puente, Los Angeles County, California. The plume is about 1 mile long and 1 mile wide. Ground water is contaminated with trichloroethylene (TCE) and perchloroethylene (PCE). According to analyses by State agencies and local water companies. The State Department of Health Services and EPA are preparing to initiate a remedial investigation/feasibility study to determine the aerial and vertical extend of contamination and to develop alternate for treatment and management of the problem. EPA continues its investigation to identify sources of contamination. It is our understanding that all the sources of contamination have to share the cost of the remediation.
5. Other listed sites are not likely to pose significant environmental concerns on the subject site by surface migration.

7.2 Recommendations

Additional assessment is not recommended at this time. Any future development, such as change use of the facility, or use of the groundwater, should be reviewed by an experienced environmental consultant.

8.0 LIMITATIONS

This Phase I Environmental Site Assessment (ESA) report was prepared in accordance with generally accepted standards of technical practice for a determination of potential contaminant releases at or under the site. It should be noted that this assessment is completed without any on-site or off-site explorations; therefore, no statement of scientific certainty can be made pertaining to the subsurface conditions, which may be the result of on-site or off-site sources. Findings,

conclusions and recommendations of this report with respect to hazardous waste potential are limited as being based on the scope of work performed and professional judgment concerning the significance of the data gathered during CLE's investigation. This assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of hazardous contaminants, which may affect the subject site.

9.0 REFERENCES

ASTM Standards on Environmental Site Assessments for Commercial Real Estate

EDR Radius Map, Report With GeoCheck, dated March 8, 2016

EDR City Directory Abstract, dated March 9, 2016

EDR Certified Sanborn Map Report, dated March 8, 2016

"Report of Geotechnical Engineering Investigation, Proposed Restaurant Building Addition, 16110 Old Valley Boulevard, APN: 8242-014-014, La Puente, California"; QCI Project No.: 13-016-002GE Dated February 15, 2013

"California Division of Mines and Geology, 1998, Seismic Hazard Zone Report for the Baldwin Park 7.5-minute Quadrangle, Los Angeles County, California" Seismic Hazard Zone report 98-13



145 1st Street, La Puente, CA
(View of "Star Theatre", Looking West)



135-and145 1st Street, La Puente, CA
(View of Parking Lot and "Star Theatre", Looking West)

APPENDIX A

GOVERNMENT RECORD SEARCH

City of La Puente
APPLICATION FOR BUILDING PERMIT

1

DIVISION OF BUILDING AND SAFETY Department of County Engineer County of Los Angeles JOHN A. LAMBIE, COUNTY ENGINEER CASSATT D. GRIFFIN, SUP'T OF BUILDING		BUILDING ADDRESS 145 N First St.	
FOR APPLICANT TO FILL IN		LOCALITY City of La Puente	
BUILDING ADDRESS 145 No. 1st St.		NEAREST CROSS ST. Workman	
LOT NO. 1		DISTRICT NO. 2102	
TRACT Town of Puente		GROUP Sign	
SIZE OF LOT 50 x 100		TYPE D	
NO. OF BLDGS. NOW ON LOT		SEWER MAP BK PG H-6	
USE OF EXISTING BLDG. Theatre		MAP NUMBER 1532	
OWNER Star Puente Theatre		STATE HWY YES NO	
MAIL ADDRESS 145 No. 1st St.		SPECIAL CONDITIONS 1494	
CITY Puente		USE ZONE C-2	
ARCHITECT OR ENGINEER		BUILDING SETBACK	
ADDRESS		YARD	
CONTRACTOR A. A. Sign Co. TEL. Th. 22203		FRONT P. L.	
ADDRESS 41 San Jose Ave. -- Burbank		SIDE P. L.	
DESCRIPTION OF WORK		STREET NAME	
NEW ADD <input checked="" type="checkbox"/> ALTER <input checked="" type="checkbox"/> REPAIR DEMOLISH		EXIST. WIDTH	
SQ. FT. SIZE		YARD	
NO. OF STORIES		HWY	
NO. OF FAMILIES		STREET NAME	
USE OF STRUCTURE 1 Neon Sign to be Remodel & 1 New 5' x 12'6" Neon Sign		EXIST. WIDTH	
SIGNATURE OF APPLICANT Helen Avery (Agent)		FRONT P. L.	
ADDRESS 516 1/2 W. 3rd St. - L.A. 13		SIDE P. L.	
VALUATION \$ 25000		YARD	
P. C. FEE \$ 10.50		HWY	
FEE \$ 2.00		STREET NAME	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.		EXIST. WIDTH	
SIGNATURE OF PERMITTEE Jack Wayman		FRONT P. L.	
ADDRESS 41 San Jose Ave. -- Burbank		SIDE P. L.	
JOHN A. LAMBIE, COUNTY ENGINEER		YARD	
VALIDATION CK MO CASH		HWY	
CLYDE N. DIRLAM, CHIEF BLDG. INSPECTOR		STREET NAME	

LAC 12248 NOV 21 1966

Hearne

John

City of La Puente
APPLICATION FOR BUILDING PERMIT

1

DIVISION OF BUILDING AND SAFETY Department of County Engineer County of Los Angeles WM. J. FOX, COUNTY ENGINEER CASSATT D. GRIFFIN, SUP'T OF BUILDING				BUILDING ADDRESS <i>145 N 1st st</i>					
FOR APPLICANT TO FILL IN				LOCALITY <i>City of La Puente</i>					
				NEAREST CROSS ST. <i>Workman</i>					
DISTRICT NO. <i>2-02</i>				GROUP <i>SIGN</i>		TYPE <i>TH</i>		SEWER MAP BK PG <i>A-6</i>	
				MAP NUMBER <i>2532</i>		STATE HWY YES NO			
BUILDING ADDRESS <i>145 N 1st st.</i>				USE ZONE <i>C-2</i>		SPECIAL CONDITIONS <i>1494</i>			
LOT NO. <i>1</i> BLOCK <i>10</i>				BUILDING SETBACK		YARD		HWY	
TRACT <i>Town of Puente</i>				FRONT P. L.		STREET NAME <i>First</i>		EXIST. WIDTH <i>60'</i>	
SIZE OF LOT <i>50 X 125</i> NO. OF BLDGS. NOW ON LOT				SIDE P. L.		STREET NAME <i>Workman</i>		EXIST. WIDTH <i>50'</i>	
USE OF EXISTING BLDG. <i>THEATRE</i>				0 TRACT DWELL. 1 UNIT		5 INDUSTRIAL			
OWNER <i>STAR PUENTE TH.</i>				1 DWELL. 1 UNIT		6 PUBLIC BLDG.			
MAIL ADDRESS <i>145 N. First st</i>				2 DUPLEX <i>9</i> 1 UNIT		7 ADDN., ALT., ETC.			
CITY <i>Puente</i> TEL. NO.				3 APT. UNITS		8 MISCEL.			
ARCHITECT OR ENGINEER TEL. NO.				4 COMMERCIAL					
ADDRESS				INSPECTION RECORD					
CONTRACTOR <i>Flash Repair Co.</i> TEL. NO. <i>61,8350</i>				APPROVALS					
ADDRESS <i>2122 N SEAMAN</i>									
DESCRIPTION OF WORK									
NEW <input type="checkbox"/> ADD <input checked="" type="checkbox"/> ALTER <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>									
SQ. FT. SIZE NO. OF STORIES NO. OF FAMILIES									
USE OF STRUCTURE <i>Remodel core sign</i>									
SIGNATURE OF APPLICANT <i>Wally J. Press</i>									
ADDRESS <i>2122 N Seaman</i>									
\$ VALUATION <i>250.00</i>				P. C. \$ <i>2.00</i> FEE					
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.				FOUNDATION: LOCATION FORMS, MATERIALS					
SIGNATURE OF PERMITTEE <i>Wally J. Press</i>				FRAME: FIRE STOPS, BRACING, BOLTS					
ADDRESS <i>Flash Repair Co.</i>				FURNACE: LOCATION, GAS VENT, DUCTS					
				LATH, INT.					
				LATH, EXT.					
				HOUSE NUMBER CORRECT AND POSTED					
				FINAL <i>3/21/91 Johnson</i>					

WM. J. FOX, COUNTY ENGINEER

VALIDATION

C. N. DIRLAM, CHIEF BLDG. INSPECTOR

LACo 12678 DEC 4 1 2008

Wally J. Press

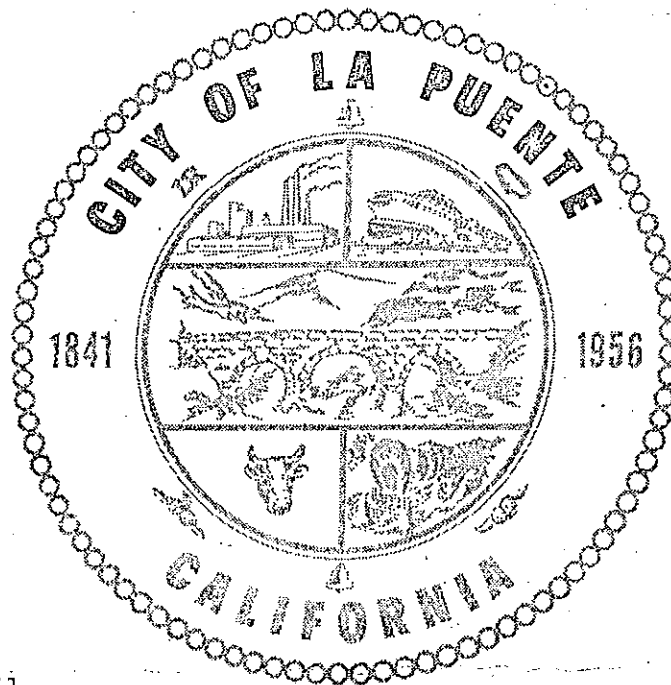
190N, 17W 81

City Hall

Telephone 330-4517

15900 Main Street

La Puente, California 91744



March 18, 1971

Neo-Lite Sign Company Incorporated
14850 E. Valley Boulevard
Industry, California 91744

SUBJECT: Application filed by NEO-LITE SIGN COMPANY INCORPORATED requesting approval of plans to install a changeable copy marquee sign, on rear of building of the STAR THEATRE on property described as being Lot 1, Block 10, Town of Puente Tract and addressed as 145 North First Street La Puente.

Pursuant to Chapter 10.92, Title 10 of the La Puente Municipal Code, the Development Review Board examined this permit application at its meeting of February 16, 1971. Following a complete review of the submitted plans and application, the Development Review Board approved Permit Application No. DPA-551, but also found and determined that such approval would be detrimental to the public health, safety and general welfare unless the owner of the property, as a condition precedent to issuance of any permit whatsoever, agrees to the execution and/or fulfillment of the following conditions of permit approval:

1. Except as set forth in subsequent Conditions 2 through 5, all inclusive, installation of the proposed sign shall take place substantially as shown on the submitted plans and as described in the application.

2. No other signs or advertising of any type whatsoever shall be placed, erected and/or installed until said signs or advertising have first been approved by the Development Review Board for such placement, erection and/or installation.

3. All electrical service provided for the proposed sign shall be installed underground and shall be completely concealed from inside of the building to which such building identification sign is attached.

DPA-551
March 18, 1971

Page 2

4. Development shall commence within 90 days after Development Review Board action, or such approval shall become null and void.

5. Prior to the release of utilities, final Building and/or Electrical approval, the following shall first be completed in their order of priority:

A. The owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the City Finance Department and all of such persons shall obtain all required Business Licenses to do business and/or work in the City of La Puente.

B. All requirements of the Municipal Code as they pertain to this permit application, shall be complied with and such requirements shall be made a condition of permit approval.

C. The Director of Planning shall issue a CERTIFICATE OF ZONING COMPLIANCE.

Cordially,

WILLIAM H. JOY, Secretary
Development Review Board

cc: Mr. Ken Easter
145 North First Street
La Puente, California

Department of Building and Safety ✓

WHJ:cr

City Hall
Telephone 330-4511

15900 Main Street
La Puente, California 91744



March 25, 1977

Mr. Jose Cortez
145 N. First Street
La Puente, California 91744

145 N. FIRST STREET
LA PUENTE, CALIFORNIA

Dear Mr. Cortez:

On March 10, 1977, we sent you a letter notifying you of the results of an occupancy inspection made on the theater at the above address.

In that letter I outlined certain Building Code violations that had to be corrected. At this time we have received no response from you.

This letter is to notify you that the necessary corrections are to be made within ten days.

Please contact me at 330-6825 if you have any questions on this matter.

Yours very truly,

Stephen J. Koonce
BUILDING OFFICIAL

*ALL CORRECTIONS
WERE MADE PER
LARRY AMMON
8/23/79
M. Ammon*

Larry L. Ammon
District Engineer

LLA:kt 4

City Hall
Telephone 330-4511



15900 Main Street
La Puente, California 91744

March 2, 1977

Mr. Jose Cortez
410 Twelfth Street
Pomona, California 91766

145 N. FIRST STREET
LA PUENTE, CALIFORNIA

Dear Mr. Cortez:

A recent inspection conducted by the Fire Department at the above address has indicated that a number of possible building violations exist on the site.

We have been unable to gain access to the building to make the necessary inspections.

Please contact this office as soon as possible to make the necessary arrangements for access to the building. I can be reached at 330-6825.

Yours very truly,

Stephen J. Koonce
ACTING COUNTY ENGINEER

Larry L. Ammon
District Engineer

LLA:kt 4

City Hall
EDgewood 3-1268

15917 Main Street
La Puente, California 91744



March 31, 1965

Mr. Robert Stein
Vogate Theaters
1966 S. Vermont Avenue
Los Angeles 7, California

ADVERTISING SIGN - STAR THEATER

It has been called to the attention of this office that the large reader board attached to the Glendora Avenue frontage of the Star Theater has a race-way of flashing lights.

Section 10.40.050 (6) of the Municipal Code reads "No sign shall be permitted which is designed to flash, or in any way simulate motion."

Varience No. 59 was approved by the City Council on December 8, 1964 to permit the erection of the over-sized reader board on the rear of the theater. No request was made in this variance application for a variance to permit the race-way of flashing lights.

It is recommended that the race-way of flashing lights be altered so that it will be in conformity with the sign provisions of the Municipal Code.

If you have any questions, please call me.

Sincerely,

WILLIAM KEMP,
Planning Director

WK:fl
cc: Gordon L. Gahl, City Manager
Building Department
Heath & Co., Inc.

City Hall
Telephone 330-4511

15900 Main Street
La Puente, California 91744



March 10, 1977

Mr. Jose Cortez
145 N. First Street
La Puente, California 91744

145 N. FIRST STREET
LA PUENTE, CALIFORNIA

Dear Mr. Cortez:

On March 8, 1977 we made an occupancy inspection for the theater at the above address.

Prior to approval of the premises the following requirements must be completed:

1. The occupancy load is to be limited to 300 persons maximum.
2. All exits are to be provided with lighted exit signs.
3. The glass in the front exit doors is to be tempered glass or other approved safety glass.
4. The second floor is not to be used for living quarters. All kitchen equipment is to be removed and all plumbing lines capped.

Should you have any questions please contact me at 330-6825.

Yours very truly,

Stephen J. Koonce
BUILDING OFFICIAL

Larry L. Ammon
District Engineer

City of La Puente

APPLICATION FOR OCCUPANCY INSPECTION

1

FOR APPLICANT TO FILL IN (Print or type only)

COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER
BUILDING AND SAFETY DIVISION

BUILDING ADDRESS 145 N 1ST ST		
CITY LA Puente	ZIP 91745	
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT 1	
TRACT	BLOCK	LOT NO.
OWNER Leo Borunda	TEL NO 698 3456	
ADDRESS 3544 Turnbull		
CITY Hacienda Heights	ZIP 91745	
SIZE OF EXISTING BLDG.	NO. OF STORIES 1	
PRESENT USE OF BUILDING Theater used as some within city mo.		
NO. PARKING SPACES PROVIDED		
REASON FOR INSPECTION REQUEST use Permit City of La Puente (BUSINESS LLC APP.)		
PROPOSED MAX. OCC.		
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT.		
SIGNATURE OF APPLICANT Donnie K. Williams		
ADDRESS 7955 MAGNOLIA		
RIVER SIDE		
ZIP 92504		
PHONE 714 785-4376		
MAKE CHECKS PAYABLE TO: HARVEY T. BRANDT, COUNTY ENGINEER		

BUILDING ADDRESS 145 N. 1st St.			
LOCALITY CITY OF LA PUENTE			
NEAREST CROSS ST. MAIN ST.			
ASSESSOR MAP BOOK	PAGE	PARCEL	
DISTRICT 2.00	TYPE CONST. THEATRE	FIRE ZONE III	PROCESSED BY Tresmee
USE ZONE C-2	MAP NO. 120-301	SPECIAL CONDITIONS APPROVED FOR INSPECTION ONLY	
BLDG. SETBACK FROM FRONT PROP. LINE OF N. FIRST (STREET)			
HIGHWAY + YARD =	TOTAL SETBACK FROM FRONT PROP. LINE	TYPE OF HIGHWAY	EXISTING WIDTH
30 + - =	0	LOC	60
BLDG. SETBACK FROM SIDE PROP. LINE OF WORKMAN (STREET)			
HIGHWAY + YARD =	TOTAL SETBACK FROM SIDE PROP. LINE	TYPE OF HIGHWAY	EXISTING WIDTH
25 + 0 =	0	LOC	50
CORNER CUTOFF		YES	NO
OCCUPANCY GROUP AS VERIFIED		OCCUPANT LOAD	
EXIT HARDWARE:			
NO. OF EXITS		NO SPEC. KNOWL. <input type="checkbox"/>	
		PANIC DEVICES <input type="checkbox"/>	
PARKING SPACES	REQ'D 1/214	PROVIDED	
Inspected & approved only as a movie theater. NO other usage is approved. 8/5/75 BJA			
FINAL DATE 10/23/85		BY [Signature]	

APPLICATION VALIDATION ☒ C.K. ☐ M.O. ☐ CASH

7 4 3 JUN 23 22 B

18.00=

Tresmee

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES

WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT
BUILDING

1

FOR APPLICANT TO FILL IN			
BUILDING ADDRESS	1ST ST & WORKMAN RD		
LOCALITY	PUENTE		
NEAREST CROSS ST.			
OWNER	S. CHORAK		
MAIL ADDRESS	P.O. Box 222		
CITY	TEL. NO.		
ARCHITECT OR ENGINEER	BROWNING TEL. NO.	CONST. CO. NO.	
ADDRESS	ANAHEIM		
CONTRACTOR	JOHNSON HEATING CO.	TEL. NO.	BUL 83849
ADDRESS	121 S. PECK RD		
LEGAL DESCRIPTION	LOT NO.	BLOCK	
TRACT	E. 1st St & 1st St		
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT		
USE OF EXISTING BLDG.	THEATRE	NO. OF FAMILIES	NO. OF ROOMS
DESCRIPTION OF WORK			
NEW	<input checked="" type="checkbox"/>	ALTERATION	ADDITION
REPAIR		MOVING	DEMOLISH
BQ. FT. SIZE	NO. OF ROOMS		
WALL COVERING	ROOF COVERING		
USE OF NEW BUILDING	THEATRE - 3-GAS-FIRED SPACE HEATERS 40,000 BTU EA.		
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.			
SIGNATURE OF PERMITTEE	JOHNSON HEATING CO		
AUTHORIZED AGT.	E. A. Johnson		
DBS-3 50M SETS 7-47 \$	P. O. \$	FEE	\$ 225
VALUATION	250.00		

FOR OFFICE USE ONLY			
DISTRICT NO.	PLAN CK. NO.	PERMIT NO.	
2		92466	
RECEIVED BY	DATE OF APPL.	DATE ISSUED	
JFO	Nov. 28	Nov 28 - 47	
BUILDING ADDRESS	139 First St		
LOCALITY	Puente		
NEAREST CROSS ST.	Workman		
FIRE ZONE	NO. OF PLANS	TYPE	GROUP
		Y	B-2
BLDG. SETBACK LINE	none		
APPROVED BY	DATE		
USE ZONE	APPROVED BY	DATE	
M			
CORRECTIONS			
2/6 Called for gas. OK would not OK due to the fact that the heater was the previous one installed. Talked to Rich Ward regarding furnace & called Johnson Heating Co. at Office of the City Engineer. Rich Ward talked to representative of Johnson Heating Co. and told me to give			
APPROVALS			
FOUNDATION: LOCATION FORMS, MATERIALS	INSPECTOR	DATE	
FRAME: FIRE STOPS, BRACING, BOLTS			
LATH, INT.:			
LATH, EXT.:			
PLASTER, INT.			
PLASTER, EXT.			
FINAL	10/18/47		

ORIGINAL

Plaza Borunda

CASA JIMENEZ RESTAURANT ANGELS MARKET BEER WINE

REYNA BEAUTY VINYL SAURS RECORDS GARDENIA'S FLOWER SHOP

LUMAR'S ROPA CLOTHING SPECIALTIES

ZUMBA fitness

LUMAR'S #2 CHILDRENS SPECIAL CLOTHING

WAREHOUSE PARTY & FIESTA SUPPLYS

NEW GENERATION ADVERTISING AGENCY

RINCON DE GUAYABITOS MEX. FOOD FISH SPECIALS

COCOA BAKERY BIRTHDAY & WEDDINGS CAKES MY TAX LADY BOOKKEEPING & TAX

Phase I Environmental

145 N. 1st Street

LA Puente, CA 91744

Inquiry Number: 4559054.3

March 08, 2016

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

3/08/16

Site Name:

Phase I Environmental
145 N. 1st Street
LA Puente, CA 91744

Client Name:

Cal Land Engineering
576 E. Lambert Rd
Brea, CA 92821



EDR Inquiry # 4559054.3

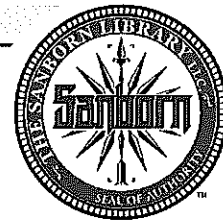
Contact: Abe Kazemzadeh

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

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

Certified Sanborn Results:

Site Name: Phase I Environmental
Address: 145 N. 1st Street
City, State, Zip: LA Puente, CA 91744
Cross Street:
P.O. # 16-094-002
Project: 16-094-002
Certification # 9EA6-465F-8F41



Sanborn® Library search results
Certification # 9EA6-465F-8F41

Maps Provided:

1932
1925
1915

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

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

The Sanborn Library LLC Since 1866™

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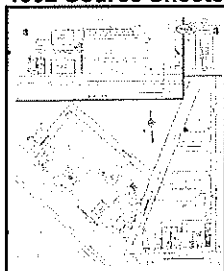
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Sanborn Sheet Thumbnails

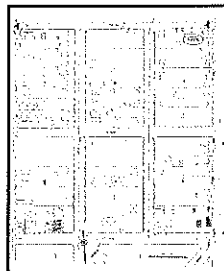
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1932 Source Sheets

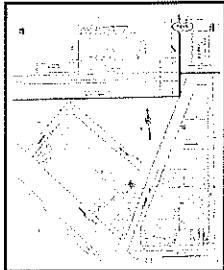


Volume 1, Sheet 3

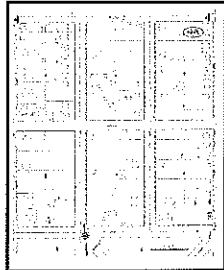


Volume 1, Sheet 4

1925 Source Sheets

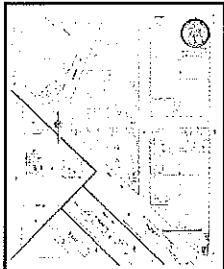


Volume 1, Sheet 3



Volume 1, Sheet 4

1915 Source Sheets



Volume 1, Sheet 1

1932 Certified Sanborn Map

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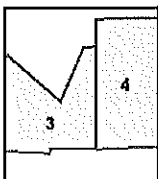
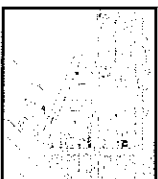
Certification # 9EAG-465F-8F41

Site Name: Phase I Environmental
Address: 145 N. 1st Street
City, ST, ZIP: LA Puente CA 91744
Client: Cal Land Engineering
EDR Inquiry: 4559054.3
Order Date: 3/8/2018 10:26:02 PM
Certification #: 9EAG-465F-8F41
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0 Feet 150 300 600



Volume 1, Sheet 3
Volume 1, Sheet 4

1925 Certified Sanborn Map

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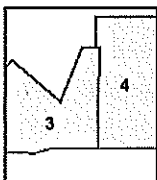
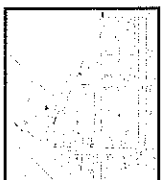
Certification # 9EA6-465F-8F41

Site Name: Phase I Environmental
Address: 145 N. 1st Street
City, ST, ZIP: LA Puente CA 91744
Client: Cal Land Engineering
EDR Inquiry: 4559054.3
Order Date: 3/2/2016 10:25:02 PM
Certification #: 9EA6-465F-8F41
Copyright: 1925



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Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



Volume 1, Sheet 3
Volume 1, Sheet 4

1915 Certified Sanborn Map

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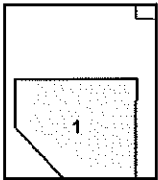
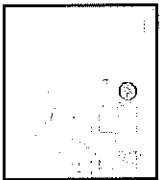
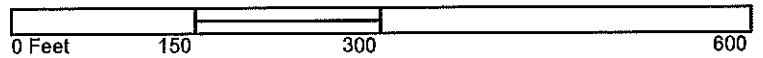
Certification # 9EA6-465F-8F41

Site Name: Phase I Environmental
Address: 145 N. 1st Street
City, ST, ZIP: LA Puente CA 91744
Client: Cal Land Engineering
EDR Inquiry: 4569054.3
Order Date: 3/3/2018 10:25:02 PM
Certification #: SEAS-406F-8F41
Copyright: 1915



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Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 1



Phase I Environmental

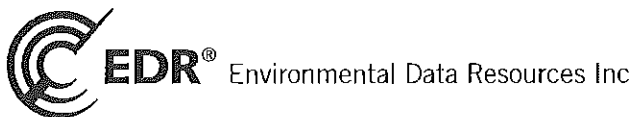
145 N. 1st Street

LA Puente, CA 91744

Inquiry Number: 4559054.2s

March 08, 2016

The EDR Radius Map™ Report with GeoCheck®



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

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

145 N. 1ST STREET
LA PUENTE, CA 91744

COORDINATES

Latitude (North):	34.0213920 - 34° 1' 17.01"
Longitude (West):	117.9530360 - 117° 57' 10.92"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	412007.8
UTM Y (Meters):	3764742.8
Elevation:	335 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5619056 BALDWIN PARK, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120505
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
145 N. 1ST STREET
LA PUENTE, CA 91744

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	SAN GABRIEL VALLEY		CA AOCONCERN	Same	906, 0.172, WSW
Reg	SAN GABRIEL VALLEY (STIMSON AVE & OLD VA	NPL, CERCLIS, US ENG CONTROLS, ROD, PRP, ICIS,...	Same	1232, 0.233, SW
A1	GTE CALIFORNIA	15844 WORKMAN ST	CA UST	Higher	270, 0.051, ENE
A2	G.T.E. OF CALIFORNIA	15844 E WORKMAN ST	CA SWEEPS UST	Higher	270, 0.051, ENE
A3	GTE CALIFORNIA	15844 WORKMAN ST	CA LUST, CA EMI	Higher	270, 0.051, ENE
4		15807 MAIN ST	EDR Hist Auto	Lower	464, 0.088, SSW
B5		15828 MAIN ST	EDR Hist Cleaner	Higher	490, 0.093, South
B6	RALPHS CLEANERS	15828 E MAIN ST	RCRA-SQG, FINDS, CA EMI, CA HAZNET, ECHO	Higher	490, 0.093, South
B7		120 S 1ST ST	EDR Hist Auto	Higher	517, 0.098, SSE
8	VERDE MAINTENANCE, I	15710 RAUSCH RD	CA WIP	Lower	869, 0.165, West
9	AUGUSTA ZUALET-TRUST	131 3RD ST	CA HIST UST	Higher	877, 0.166, ESE
C10	WABON INTERNATIONAL,	150 S RUSSEL ST	CA WIP	Lower	938, 0.178, WSW
C11	PROGRESS	160 RUSSEL ST	CA WIP	Lower	958, 0.181, WSW
12	FIRE STATION 87	140 SOUTH SECOND STR	CA HIST UST	Higher	1063, 0.201, SSE
13	PICK FIVE IMPORT, IN	205 S RUSSELL ST	CA WIP	Lower	1216, 0.230, WSW
14	JUMBO 1 HOUR PHOTO	31295 HACIENDA BLVD	RCRA-SQG, FINDS, ECHO	Lower	1292, 0.245, WNW
15	PW STEPHENS CONTRACT	15625 STAFFORD SUITE	RCRA NonGen / NLR, FINDS, ECHO	Lower	1304, 0.247, NW
D16	CONSUMER HOLDING COM	16003 OLD VALLEY BLV	CA LUST, CA ENF, CA HIST CORTESE	Higher	1338, 0.253, SSE
D17	LIMA RECYCLING CENTE	16023 OLD VALLEY BLV	CA SWRCY	Higher	1437, 0.272, SSE
E18	SHELL #204-1580-0406	15701 VALLEY BLVD E	CA LUST	Lower	1486, 0.281, SW
E19	SHELL #204-1580-0406	15701 VALLEY	CA ENF, CA HIST CORTESE	Lower	1486, 0.281, SW
20	MOBIL OIL CORP LA PU	16030 OLD VALLEY BLV	RCRA-SQG, CA LUST, CA SWEEPS UST, CA FID UST,...	Higher	1491, 0.282, SSE
F21	CIRCLE K STORE #5674	221 HACIENDA BLVD	CA LUST	Lower	1531, 0.290, West
F22	CIRCLE K STORE #5674	221 HACIENDA BLVD. S	CA LUST	Lower	1531, 0.290, West
F23	TOSCO S.S. #5400	221 HACIENDA	CA HIST CORTESE	Lower	1531, 0.290, West
24	PATRILLI ENTERPRISES	127 N 5TH ST	CA LUST, CA LOS ANGELES CO. HMS	Higher	1574, 0.298, ESE
25	BIRCHER CONSTRUCTION	17760 ROLAND ST E	CA LUST, CA HIST CORTESE	Higher	1733, 0.328, ENE
26	CITY OF LA PUENTE PA	501 GLENDORA AVE	CA LUST, CA UST	Higher	1827, 0.346, NNE
G27	MOBIL #11-E34	15580 VALLEY BLVD	CA LUST, CA HIST CORTESE, LA Co. Site Mitigation	Lower	1840, 0.348, WSW
G28	EXXON/MOBIL OIL #18-	15580 VALLEY BLVD. E	CA LUST	Lower	1840, 0.348, WSW
H29	MATTEL INC	15930 VALLEY BLVD E	CA LUST	Lower	1858, 0.352, South
H30	MATTEL INC	15930 VALLEY	CA HIST CORTESE	Lower	1858, 0.352, South
I31	DE-BEST MFG CO INC	16122 MAIN ST	CERCLIS-NFRAP	Higher	1879, 0.356, ESE
I32	DE-BEST MANUFACTURIN	16122 MAIN STREET	CA ENVIROSTOR, LA Co. Site Mitigation	Higher	1879, 0.356, ESE
33	LA CO SHERIFF STATIO	150 HUDSON AVE N	CA LUST, CA ENF, CA HIST CORTESE, LA Co. Site...	Lower	1902, 0.360, NW
34	CITY OF INDUSTRY	15566 STAFFORD ST E	CA LUST, CA ENF, CA HIST CORTESE	Lower	1939, 0.367, WNW
35	ADAMS -CAMPBELL COMP	15343 PROCTOR AVENUE	CA SLIC, CA HIST UST, CA EMI	Lower	2156, 0.408, West
36	HACIENDA LA PUENTE S	350 HACIENDA BLVD N	CA LUST	Lower	2234, 0.423, NW
37	MITCHELL RUBBER PROD	491 WILSON WAY	RCRA-SQG, CA LUST, CA SLIC, CA EMI, CA HIST...	Lower	2302, 0.436, SSW

MAPPED SITES SUMMARY

Target Property Address:
145 N. 1ST STREET
LA PUENTE, CA 91744

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
J38	UNIVERSAL PAINT CORP	111 HUDSON ST	CA LUST, CA SLIC, CA EMI	Lower	2377, 0.450, WNW
J39	UNIVERSAL PAINT CORP	111 HUDSON AVE	CA HIST UST, CA HIST CORTESE, CA WIP	Lower	2377, 0.450, WNW
K40	FORMER FORBES INDUST	15250 STAFFORD ST	CA SLIC, CA WIP	Lower	2399, 0.454, NW
K41	VERTIS INC.	15354 STAFFORD STREE	RCRA-SQG, CA ENVIROSTOR, CA EMI	Lower	2399, 0.454, NW
42	BGL INDUSTRIES, INC.	15378 PROCTOR AVENUE	CA ENVIROSTOR, CA HIST UST, CA EMI, CA WIP	Lower	3117, 0.590, West
43	BENCHMARK TECHNOLOGY	200 TURNBULL CYN RD.	CA Notify 65	Lower	4197, 0.795, WNW
L44	TECSTAR INC APPLIED	15251 E DON JULIAN R	CA ENVIROSTOR	Lower	4572, 0.866, West
L45	TECSTAR, INC.	15251 E. DON JULIAN	CA ENVIROSTOR	Lower	4572, 0.866, West
L46	OPTO POWER CORP	15251 E DON JULIAN R	RCRA-SQG, FINDS, CA HAZNET, CA HWP, NY MANIFEST,...	Lower	4572, 0.866, West
47	ACORN ENGINEERING CO	15125 PROCTOR AVENUE	CA Notify 65	Lower	4740, 0.898, WNW
48	ALLFAST FASTENING SY	15200 DON JULIAN ROA	CA ENVIROSTOR	Lower	5110, 0.968, West
49	PUENTE VALLEY (SAN G	COVERS MOST OF CITY	CA ENVIROSTOR, CA Cortese	Lower	5222, 0.989, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

CA RESPONSE..... State Response Sites

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

CA SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing

CA AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

CA VCP..... Voluntary Cleanup Program Properties

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

CA BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

CA WMUDS/SWAT..... Waste Management Unit Database

CA HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... National Clandestine Laboratory Register

CA HIST Cal-Sites..... Historical Calsites Database

CA SCH..... School Property Evaluation Program

CA CDL..... Clandestine Drug Labs

CA Toxic Pits..... Toxic Pits Cleanup Act Sites

US CDL..... Clandestine Drug Labs

Local Land Records

CA LIENS..... Environmental Liens Listing

LIENS 2..... CERCLA Lien Information

CA DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

CA CHMIRS.....	California Hazardous Material Incident Report System
CA LDS.....	Land Disposal Sites Listing
CA MCS.....	Military Cleanup Sites Listing
CA SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PADS.....	PCB Activity Database System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CA CUPA Listings.....	CUPA Resources List
CA DRYCLEANERS.....	Cleaner Facilities
CA Financial Assurance.....	Financial Assurance Information Listing
CA HWT.....	Registered Hazardous Waste Transporter Database
CA MINES.....	Mines Site Location Listing
CA MWMP.....	Medical Waste Management Program Listing
CA PEST LIC.....	Pesticide Regulation Licenses Listing
CA PROC.....	Certified Processors Database
CA UIC.....	UIC Listing
CA WASTEWATER PITS.....	Oil Wastewater Pits Listing
CA WDS.....	Waste Discharge System
FUELS PROGRAM.....	EPA Fuels Program Registered Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
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EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

CA RGA LF..... Recovered Government Archive Solid Waste Facilities List
CA RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 10/30/2015 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SAN GABRIEL VALLEY (</i>	<i>STIMSON AVE & OLD VA</i>	<i>SW 1/8 - 1/4 (0.233 mi.)</i>	<i>0</i>	<i>8</i>

Federal CERCLIS list

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SAN GABRIEL VALLEY (</i>	<i>STIMSON AVE & OLD VA</i>	<i>SW 1/8 - 1/4 (0.233 mi.)</i>	<i>0</i>	<i>8</i>

EXECUTIVE SUMMARY

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. 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.

A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS-NFRAP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DE-BEST MFG CO INC	16122 MAIN ST	ESE 1/4 - 1/2 (0.356 mi.)	I31	135

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RALPHS CLEANERS	15828 E MAIN ST	S 0 - 1/8 (0.093 mi.)	B6	57
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JUMBO 1 HOUR PHOTO	31295 HACIENDA BLVD	WNW 1/8 - 1/4 (0.245 mi.)	14	64

Federal institutional controls / engineering controls registries

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 09/10/2015 has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (STIMSON AVE & OLD VA	SW 1/8 - 1/4 (0.233 mi.)	0	8

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

CA ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the CA ENVIROSTOR list, as provided by EDR, and dated 11/07/2015 has revealed that there are 7 CA ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DE-BEST MANUFACTURIN Facility Id: 19280314 Status: Refer: Other Agency	16122 MAIN STREET	ESE 1/4 - 1/2 (0.356 mi.)	I32	135
Lower Elevation	Address	Direction / Distance	Map ID	Page
VERTIS INC. Facility Id: 71002503 Status: Refer: Other Agency	15354 STAFFORD STREE	NW 1/4 - 1/2 (0.454 mi.)	K41	163
BGL INDUSTRIES, INC. Facility Id: 71002828 Status: Refer: Other Agency	15378 PROCTOR AVENUE	W 1/2 - 1 (0.590 mi.)	42	170
TECSTAR INC APPLIED Facility Id: 80001730 Status: * Inactive	15251 E DON JULIAN R	W 1/2 - 1 (0.866 mi.)	L44	173
TECSTAR, INC. Facility Id: 71002644 Status: Refer: Other Agency	15251 E. DON JULIAN	W 1/2 - 1 (0.866 mi.)	L45	174
ALLFAST FASTENING SY Facility Id: 71002517 Status: Refer: Other Agency	15200 DON JULIAN ROA	W 1/2 - 1 (0.968 mi.)	48	182
PUENTE VALLEY (SAN G Facility Id: 60001338 Status: Active	COVERS MOST OF CITY	WNW 1/2 - 1 (0.989 mi.)	49	183

State and tribal leaking storage tank lists

CA LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the CA LUST list, as provided by EDR, and dated 12/14/2015 has revealed that there are 17

EXECUTIVE SUMMARY

CA LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GTE CALIFORNIA Status: Completed - Case Closed Facility Id: R-12289 Status: Case Closed Global Id: T0603791308 Global ID: T0603791308	15844 WORKMAN ST	ENE 0 - 1/8 (0.051 mi.)	A3	52
CONSUMER HOLDING COM Status: Completed - Case Closed Facility Id: R-05075 Status: Remediation Plan Global Id: T0603704664 Global ID: T0603704664	16003 OLD VALLEY BLV	SSE 1/4 - 1/2 (0.253 mi.)	D16	73
MOBIL OIL CORP LA PU Status: Open - Eligible for Closure Global Id: T0603702788	16030 OLD VALLEY BLV	SSE 1/4 - 1/2 (0.282 mi.)	20	94
PATRILLI ENTERPRISES Status: Completed - Case Closed Global Id: T0603774276	127 N 5TH ST	ESE 1/4 - 1/2 (0.298 mi.)	24	114
BIRCHER CONSTRUCTION Status: Completed - Case Closed Facility Id: 042790-03 Status: Remedial action (cleanup) Underway Global Id: T0603700075 Global ID: T0603700075	17760 ROLAND ST E	ENE 1/4 - 1/2 (0.328 mi.)	25	116
CITY OF LA PUENTE PA Status: Completed - Case Closed Facility Id: R-14964 Status: Preliminary site assessment underway Global Id: T0603705841 Global ID: T0603705841	501 GLENDORA AVE	NNE 1/4 - 1/2 (0.346 mi.)	26	118
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL #204-1580-0406 Status: Completed - Case Closed Facility Id: I-05095 Status: Remediation Plan Global Id: T0603703032 Global ID: T0603703032	15701 VALLEY BLVD E	SW 1/4 - 1/2 (0.281 mi.)	E18	84
CIRCLE K STORE #5674 Facility Id: R-24693 Status: Preliminary site assessment workplan submitted Global ID: T060375414	221 HACIENDA BLVD	W 1/4 - 1/2 (0.290 mi.)	F21	107
CIRCLE K STORE #5674 Status: Completed - Case Closed Global Id: T060375414	221 HACIENDA BLVD. S	W 1/4 - 1/2 (0.290 mi.)	F22	108
MOBIL #11-E34 Status: Completed - Case Closed Facility Id: 917440043	15580 VALLEY BLVD	WSW 1/4 - 1/2 (0.348 mi.)	G27	121

EXECUTIVE SUMMARY

Status: Case Closed Global Id: T0603702630 Global ID: T0603702630				
EXXON/MOBIL OIL #18- Status: Completed - Case Closed Facility Id: 917440043A Status: Pollution Characterization Global Id: T0603763925 Global ID: T0603763925	15580 VALLEY BLVD. E	WSW 1/4 - 1/2 (0.348 mi.)	G28	124
MATTEL INC Status: Completed - Case Closed Facility Id: I-14788 Status: Case Closed Global Id: T0603704208 Global ID: T0603704208	15930 VALLEY BLVD E	S 1/4 - 1/2 (0.352 mi.)	H29	132
LA CO SHERIFF STATIO Status: Completed - Case Closed Facility Id: 917440061 Status: Remediation Plan Global Id: T0603702632 Global ID: T0603702632	150 HUDSON AVE N	NW 1/4 - 1/2 (0.360 mi.)	33	137
CITY OF INDUSTRY Status: Completed - Case Closed Facility Id: I-14934 Status: Remedial action (cleanup) Underway Global Id: T0603704226 Global ID: T0603704226	15566 STAFFORD ST E	WNW 1/4 - 1/2 (0.367 mi.)	34	143
HACIENDA LA PUENTE S Status: Open - Site Assessment Global Id: T10000000187	350 HACIENDA BLVD N	NW 1/4 - 1/2 (0.423 mi.)	36	150
MITCHELL RUBBER PROD Facility Id: 105.0178 Status: Preliminary site assessment underway Global ID: T0603700153	491 WILSON WAY	SSW 1/4 - 1/2 (0.436 mi.)	37	151
UNIVERSAL PAINT CORP Facility Id: 102.0043 Status: Case Closed Global ID: T0603700127	111 HUDSON ST	WNW 1/4 - 1/2 (0.450 mi.)	J38	158

CA SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, and dated 12/14/2015 has revealed that there are 4 CA SLIC sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ADAMS -CAMPBELL COMP Facility Status: Completed - Case Closed Global Id: SL603798513	15343 PROCTOR AVENUE	W 1/4 - 1/2 (0.408 mi.)	35	148
MITCHELL RUBBER PROD Facility Status: Open - Site Assessment	491 WILSON WAY	SSW 1/4 - 1/2 (0.436 mi.)	37	151

EXECUTIVE SUMMARY

Global Id: T10000000202

UNIVERSAL PAINT CORP	111 HUDSON ST	WNW 1/4 - 1/2 (0.450 mi.)	J38	158
Facility Status: Open - Site Assessment				
Global Id: T0603700127				
FORMER FORBES INDUST	15250 STAFFORD ST	NW 1/4 - 1/2 (0.454 mi.)	K40	162
Facility Status: Open - Inactive				
Global Id: SL603798541				

State and tribal registered storage tank lists

CA UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the CA UST list, as provided by EDR, and dated 12/14/2015 has revealed that there is 1 CA UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GTE CALIFORNIA Facility Id: 12289	15844 WORKMAN ST	ENE 0 - 1/8 (0.051 mi.)	A1	51

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

CA SWRCY: A listing of recycling facilities in California.

A review of the CA SWRCY list, as provided by EDR, and dated 12/14/2015 has revealed that there is 1 CA SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LIMA RECYCLING CENTE Cert Id: RC9846	16023 OLD VALLEY BLV	SSE 1/4 - 1/2 (0.272 mi.)	D17	83

Local Lists of Hazardous waste / Contaminated Sites

CA AOCONCERN: San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

A review of the CA AOCONCERN list, as provided by EDR, and dated 03/30/2009 has revealed that there is 1 CA AOCONCERN site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY		WSW 1/8 - 1/4 (0.172 mi.)	0	8

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

CA SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the CA SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 CA SWEEPS UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
G.T.E. OF CALIFORNIA Comp Number: 12289	15844 E WORKMAN ST	ENE 0 - 1/8 (0.051 mi.)	A2	52

CA HIST UST: Historical UST Registered Database.

A review of the CA HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 CA HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AUGUSTA ZUALET-TRUST Facility Id: 00000041414	131 3RD ST	ESE 1/8 - 1/4 (0.166 mi.)	9	63
FIRE STATION 87 Facility Id: 00000034229	140 SOUTH SECOND STR	SSE 1/8 - 1/4 (0.201 mi.)	12	64

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PW STEPHENS CONTRACT	15625 STAFFORD SUITE	NW 1/8 - 1/4 (0.247 mi.)	15	68

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 11/25/2013 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (STIMSON AVE & OLD VA	SW 1/8 - 1/4 (0.233 mi.)	0	8

EXECUTIVE SUMMARY

CA HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the CA HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 10 CA HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONSUMER HOLDING COM Reg Id: R-05075	16003 OLD VALLEY BLV	SSE 1/4 - 1/2 (0.253 mi.)	D16	73
BIRCHER CONSTRUCTION Reg Id: 042790-03	17760 ROLAND ST E	ENE 1/4 - 1/2 (0.328 mi.)	25	116
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL #204-1580-0406 Reg Id: I-05095	15701 VALLEY	SW 1/4 - 1/2 (0.281 mi.)	E19	93
TOSCO S.S. #5400 Reg Id: R-05907	221 HACIENDA	W 1/4 - 1/2 (0.290 mi.)	F23	114
MOBIL #11-E34 Reg Id: 917440043	15580 VALLEY BLVD	WSW 1/4 - 1/2 (0.348 mi.)	G27	121
MATTEL INC Reg Id: I-14788	15930 VALLEY	S 1/4 - 1/2 (0.352 mi.)	H30	134
LA CO SHERIFF STATIO Reg Id: 917440061	150 HUDSON AVE N	NW 1/4 - 1/2 (0.360 mi.)	33	137
CITY OF INDUSTRY Reg Id: I-14934	15566 STAFFORD ST E	WNW 1/4 - 1/2 (0.367 mi.)	34	143
MITCHELL RUBBER PROD Reg Id: 105.0178	491 WILSON WAY	SSW 1/4 - 1/2 (0.436 mi.)	37	151
UNIVERSAL PAINT CORP Reg Id: 102.0043	111 HUDSON AVE	WNW 1/4 - 1/2 (0.450 mi.)	J39	160

CA HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the CA HWP list, as provided by EDR, and dated 11/23/2015 has revealed that there is 1 CA HWP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OPTO POWER CORP	15251 E DON JULIAN R	W 1/2 - 1 (0.866 mi.)	L46	175

CA Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the CA Notify 65 list, as provided by EDR, and dated 09/10/2015 has revealed that there are 2 CA Notify 65 sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BENCHMARK TECHNOLOGY	200 TURNBULL CYN RD.	WNW 1/2 - 1 (0.795 mi.)	43	173

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ACORN ENGINEERING CO	15125 PROCTOR AVENUE	WNW 1/2 - 1 (0.898 mi.)	47	182

CA WIP: Well Investigation Program case in the San Gabriel and San Fernando Valley area.

A review of the CA WIP list, as provided by EDR, and dated 07/03/2009 has revealed that there are 4 CA WIP sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VERDE MAINTENANCE, I Facility Status: Historical	15710 RAUSCH RD	W 1/8 - 1/4 (0.165 mi.)	8	62
WABON INTERNATIONAL, Facility Status: Historical	150 S RUSSEL ST	WSW 1/8 - 1/4 (0.178 mi.)	C10	63
PROGRESS Facility Status: Historical	160 RUSSEL ST	WSW 1/8 - 1/4 (0.181 mi.)	C11	63
PICK FIVE IMPORT, IN Facility Status: Historical	205 S RUSSELL ST	WSW 1/8 - 1/4 (0.230 mi.)	13	64

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	120 S 1ST ST	SSE 0 - 1/8 (0.098 mi.)	B7	62
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	15807 MAIN ST	SSW 0 - 1/8 (0.088 mi.)	4	56

EXECUTIVE SUMMARY

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

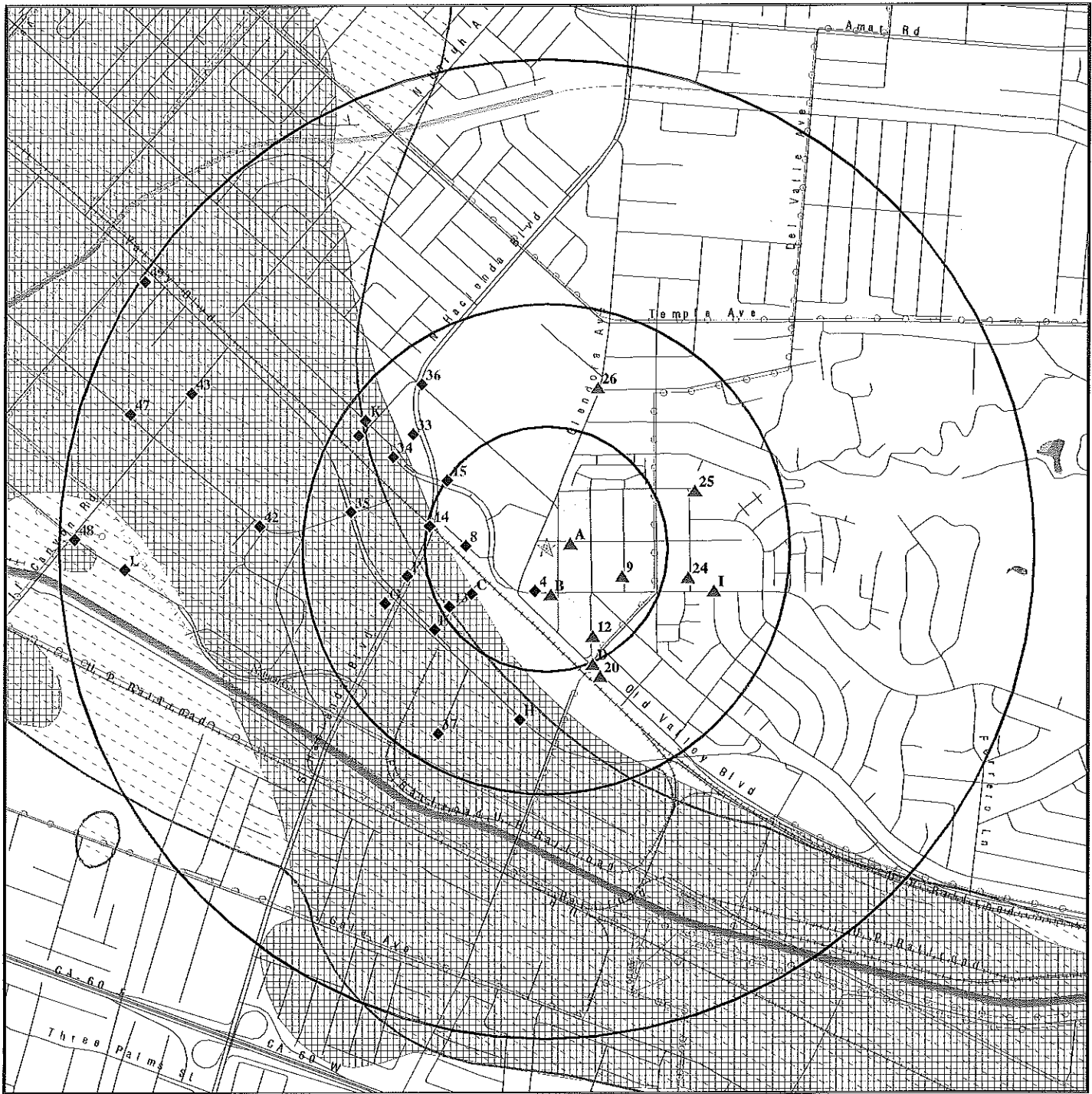
A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	15828 MAIN ST	S 0 - 1/8 (0.093 mi.)	B5	56

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4559054.2S



☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

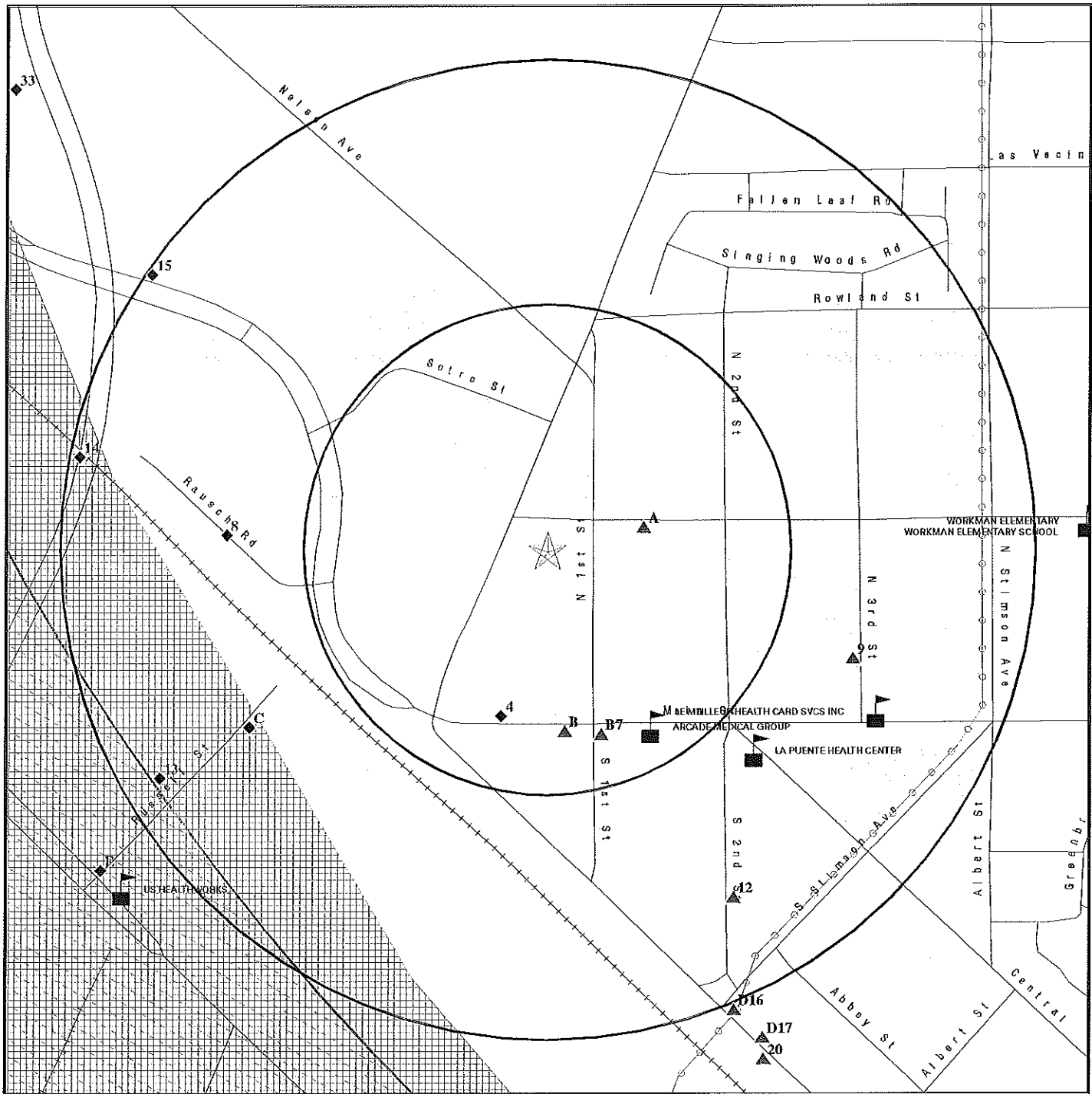


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Phase I Environmental
ADDRESS: 145 N. 1st Street
LA Puente CA 91744
LAT/LONG: 34.021392 / 117.953036

CLIENT: Cal Land Engineering
CONTACT: Abe Kazemzadeh
INQUIRY #: 4559054.2s
DATE: March 08, 2016 7:35 pm

DETAIL MAP - 4559054.2S



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ★ Sensitive Receptors
- ◻ National Priority List Sites
- ◻ Dept. Defense Sites
- ◻ Indian Reservations BIA
- ◻ Power transmission lines
- ◻ 100-year flood zone
- ◻ 500-year flood zone
- ◻ Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Phase I Environmental
 ADDRESS: 145 N. 1st Street
 LA Puente CA 91744
 LAT/LONG: 34.021392 / 117.953036

CLIENT: Cal Land Engineering
 CONTACT: Abe Kazemzadeh
 INQUIRY #: 4559054.2s
 DATE: March 08, 2016 7:35 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	1	0	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	1	0	NR	NR	1
<i>Federal CERCLIS NFRAP site List</i>								
CERCLIS-NFRAP	0.500		0	0	1	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	1	NR	NR	NR	2
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	1	0	NR	NR	1
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
CA RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
CA ENVIROSTOR	1.000		0	0	2	5	NR	7
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
CA SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
CA LUST	0.500		1	0	16	NR	NR	17

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CA SLIC	0.500		0	0	4	NR	NR	4
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
CA UST	0.250		1	0	NR	NR	NR	1
CA AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
CA VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
CA BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
CA WMUDS/SWAT	0.500		0	0	0	NR	NR	0
CA SWRCY	0.500		0	0	1	NR	NR	1
CA HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
CA AOCONCERN	1.000		0	1	0	0	NR	1
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CA HIST Cal-Sites	1.000		0	0	0	0	NR	0
CA SCH	0.250		0	0	NR	NR	NR	0
CA CDL	TP		NR	NR	NR	NR	NR	0
CA Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA SWEEPS UST	0.250		1	0	NR	NR	NR	1
CA HIST UST	0.250		0	2	NR	NR	NR	2
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
CA LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
CA DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA CHMIRS	TP		NR	NR	NR	NR	NR	0
CA LDS	TP		NR	NR	NR	NR	NR	0
CA MCS	TP		NR	NR	NR	NR	NR	0
CA SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	1	0	0	NR	1
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CA Cortese	0.500		0	0	0	NR	NR	0
CA CUPA Listings	0.250		0	0	NR	NR	NR	0
CA DRYCLEANERS	0.250		0	0	NR	NR	NR	0
CA EMI	TP		NR	NR	NR	NR	NR	0
CA ENF	TP		NR	NR	NR	NR	NR	0
CA Financial Assurance	TP		NR	NR	NR	NR	NR	0
CA HAZNET	TP		NR	NR	NR	NR	NR	0
CA HIST CORTESE	0.500		0	0	10	NR	NR	10
CA LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
CA HWP	1.000		0	0	0	1	NR	1
CA HWT	0.250		0	0	NR	NR	NR	0
NY MANIFEST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA MINES	TP		NR	NR	NR	NR	NR	0
CA MWMP	0.250		0	0	NR	NR	NR	0
CA NPDES	TP		NR	NR	NR	NR	NR	0
CA PEST LIC	TP		NR	NR	NR	NR	NR	0
CA PROC	0.500		0	0	0	NR	NR	0
CA Notify 65	1.000		0	0	0	2	NR	2
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
CA UIC	TP		NR	NR	NR	NR	NR	0
CA WASTEWATER PITS	0.500		0	0	0	NR	NR	0
CA WDS	TP		NR	NR	NR	NR	NR	0
CA WIP	0.250		0	4	NR	NR	NR	4
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

CA RGA LF	TP		NR	NR	NR	NR	NR	0
CA RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals --		0	7	13	34	8	0	62
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site	Database(s)	EDR ID Number EPA ID Number
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Areas of Concern WSW 1/8-1/4 906 ft.	SAN GABRIEL VALLEY LOS ANGELES (County), CA	CA AOCONCERN	CCA0000001 N/A
---	--	---------------------	---------------------------------

AOCONCERN:
area where VOC contamination is at or above the MCL as designated by region 9 EPA office

NPL Region SW 1/8-1/4 1232 ft.	SAN GABRIEL VALLEY (AREA 4) STIMSON AVE & OLD VALLEY BLVD LA PUENTE, CA 91744	NPL CERCLIS US ENG CONTROLS ROD PRP ICIS FINDS ECHO	1000114960 CAD980817985
--	--	--	----------------------------

NPL:
EPA ID: CAD980817985
Cercis ID: 0902091
EPA Region: 09
Federal: N
Final Date: 1984-05-08 00:00:00
Site Score: 28.899999999999999
Latitude: +34.016660
Longitude: -117.95829999999999

Category Details:
NPL Status: Currently on the Final NPL
Category Description: Depth To Aquifer-<= 10 Feet
Category Value: 1

NPL Status: Currently on the Final NPL
Category Description: Distance To Nearest Population-> 0 And <= 1/4 Mile
Category Value: 10

Site Details:
Site Name: SAN GABRIEL VALLEY (AREA 4)
Site Status: Final
Site Zip: 91744
Site City: LA PUENTE
Site State: CA
Federal Site: No
Site County: LOS ANGELES
EPA Region: 09
Date Proposed: 09/08/83
Date Deleted: Not reported
Date Finalized: 05/08/84

Substance Details:
NPL Status: Currently on the Final NPL
Substance ID: Not reported
Substance: Not reported
CAS #: Not reported
Pathway: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Scoring: Not reported

NPL Status: Currently on the Final NPL
Substance ID: U210
Substance: TETRACHLOROETHENE
CAS #: 127-18-4
Pathway: GROUND WATER PATHWAY
Scoring: 4

NPL Status: Currently on the Final NPL
Substance ID: U228
Substance: TRICHLOROETHYLENE (TCE)
CAS #: 79-01-6
Pathway: GROUND WATER PATHWAY
Scoring: 4

Summary Details:

Conditions at listing September 1983): San Gabriel Valley Area 4) is a ground water plume that runs along the axis of the San Jose Creek in the San Gabriel ground water basin in La Puente, Los Angeles County, California. The plume is about 1 mile long and 1 mile wide. Ground water is contaminated with trichloroethylene (TCE) and perchloroethylene (PCE), according to analyses by State agencies and local water companies. Many public wells in the area exceed the EPA Suggested No Adverse Response Levels (SNARL) for TCE and PCE. Approximately 100,000 people are affected. Cities and public water companies in the area have tested to ensure that their water supplies contain less than 5 parts per billion (ppb) of TCE, a level considered safe for human consumption. When alternative methods of reducing the TCE level below 5 ppb are not effective, wells are removed from service. Status June 1984): A supplemental sampling program of contaminated wells will begin soon to get a snapshot view of the degree of contamination. The State Department of Health Services and EPA are preparing to initiate a remedial investigation/feasibility study to determine the aerial and vertical extent of contamination and to develop alternatives for treatment and management of the problem. EPA continues its investigation to identify sources of the contamination. This site, along with the three other San Gabriel Valley sites, was added to the NPL in May 1984 because it involves a serious problem that required taking immediate remedial action.

Site Status Details:

NPL Status: Final
Proposed Date: 09/08/1983
Final Date: 05/08/1984
Deleted Date: Not reported

Narratives Details:

NPL Name: SAN GABRIEL VALLEY (AREA 4)
City: LA PUENTE
State: CA

CERCLIS:

Site ID: 0902091
EPA ID: CAD980817985
Facility County: LOS ANGELES
Short Name: SAN GABRIEL VALLEY (AREA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Congressional District: 32
IFMS ID: 098V
SMSA Number: 4480
USGC Hydro Unit: 18070106
Federal Facility: Not a Federal Facility
DMNSN Number: 30.00000
Site Orphan Flag: N
RCRA ID: Not reported
USGS Quadrangle: Not reported
Site Init By Prog: Not reported
NFRAP Flag: Not reported
Parent ID: Not reported
RST Code: Not reported
EPA Region: 09
Classification: Groundwater
Site Settings Code: SU
NPL Status: Currently on the Final NPL
DMNSN Unit Code: SQMI
RBRAC Code: Not reported
RResp Fed Agency Code: Not reported
Non NPL Status: Not reported
Non NPL Status Date: / /
Site Fips Code: 06037
CC Concurrence Date: / /
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):

Contact ID: 13001930.00000
Contact Name: Raymond Chavira
Contact Tel: (415) 947-4218
Contact Title: Remedial Project Manager (RPM)
Contact Email: Not reported

Contact ID: 13003854.00000
Contact Name: Leslie Ramirez
Contact Tel: (415) 972-3978
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13003858.00000
Contact Name: Sharon Murray
Contact Tel: (415) 972-4250
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13004003.00000
Contact Name: Carl Brickner
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

CERCLIS Site Alias Name(s):

Alias ID: 101
Alias Name: SAN GABRIEL VALLEY (AREA 4)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Alias Address: STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744

Alias Comments: Not reported

Site Description: The Puente Valley Operable Unit (PVOU) is located within the southeastern portion of the San Gabriel Valley, approximately 25 miles from the Pacific Coast, in eastern Los Angeles County. Located within the San Gabriel Valley is the San Gabriel Basin. The majority of the groundwater pumped from the main San Gabriel Basin is used for drinking water, supplied to the public by purveyors that are regulated as public water supply systems. Land use at the site includes industrial, commercial, and residential. The San Gabriel Valley has been the subject of environmental investigation since 1979 when groundwater contaminated with volatile organic compounds (VOCs) was first identified. In May 1984, four broad areas of contamination within the basin were listed as San Gabriel Areas 1 through 4 on the Environmental Protection Agency's (EPA's) National Priorities List (NPL). EPA subsequently divided the basin into eight operable units (OUs) to provide a means of describing hydrogeology and contaminant distribution, and planning remedial activities in the basin. In May 1993, EPA sent Special Notice letters to 58 potentially responsible parties (PRPs), requesting that these parties present a good faith offer to perform the remedial investigation/feasibility study (RI/FS) for the PVOU. Forty-two of these PRPs formed the Puente Valley Steering Committee (PVSC), and in September 1993 entered into an administrative order on consent (AOC) with EPA to conduct the RI/FS. Also in September 1993, EPA issued a unilateral administrative order (UAO) to two PRPs, Goe Engineering and Diversey Corporation, that failed to present a good faith offer. Diversey Corporation completed the activities that the UAO required in 1996, and the PVSC and EPA completed the RI/FS in May 1997. PRPs in the El Monte and South El Monte OUs have entered into AOCs to perform the RI/FS for their respective OUs. EPA also issued UAOs to two parties in the El Monte OU. In the Baldwin Park OU, EPA issued a ROD in March 1993. After the Interim ROD was signed, and Special Notice letters were sent out, the PRPs were unable to make a unified offer for all of the work (i.e., shallow zone and intermediate zone cleanup, and Mid-Valley monitoring). In an effort to keep the cleanup process moving forward as expeditiously as possible, EPA carved out implementation of the remedy such that the intermediate and shallow zone work would be conducted by two different PRP groups or parties. An Explanation of Significant Differences (ESD) addressing the emerging contaminants perchlorate and 1,4-dioxane at OU 1 was completed on June 14, 2005.

CERCLIS Assessment History:

Action Code: 001
Action: DISCOVERY
Date Started: / /
Date Completed: 04/01/80
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: State, No Fund Money
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Date Completed: 08/01/83
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: SITE INSPECTION
Date Started: 03/01/83
Date Completed: 09/01/83
Priority Level: Higher priority for further assessment
Operable Unit: SITEWIDE
Primary Responsibility: State, Fund Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: SITE INSPECTION
Date Started: 03/01/83
Date Completed: 09/01/83
Priority Level: Higher priority for further assessment
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: HAZARD RANKING SYSTEM PACKAGE
Date Started: / /
Date Completed: 09/01/83
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 09/01/83
Priority Level: Higher priority for further assessment
Operable Unit: SITEWIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: PROPOSAL TO NATIONAL PRIORITIES LIST
Date Started: / /
Date Completed: 09/08/83
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /
Date Completed: 01/01/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: FINAL LISTING ON NATIONAL PRIORITIES LIST
Date Started: / /
Date Completed: 05/08/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /
Date Completed: 12/30/88
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010
Action: Notice Letters Issued
Date Started: / /
Date Completed: 05/07/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 012
Action: Notice Letters Issued
Date Started: / /
Date Completed: 06/07/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /
Date Completed: 06/08/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 014
Action: Notice Letters Issued
Date Started: / /
Date Completed: 07/09/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 017
Action: Notice Letters Issued
Date Started: / /
Date Completed: 09/20/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 019
Action: Notice Letters Issued
Date Started: / /
Date Completed: 10/12/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 020
Action: Notice Letters Issued
Date Started: / /
Date Completed: 12/05/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 021
Action: Notice Letters Issued
Date Started: / /
Date Completed: 12/06/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 022
Action: Notice Letters Issued
Date Started: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Date Completed: 12/07/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: Notice Letters Issued
Date Started: / /
Date Completed: 02/07/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: Notice Letters Issued
Date Started: / /
Date Completed: 03/06/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005
Action: Notice Letters Issued
Date Started: / /
Date Completed: 03/15/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 013
Action: Notice Letters Issued
Date Started: / /
Date Completed: 07/03/91
Priority Level: Not reported
Operable Unit: SITEWIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 015
Action: Notice Letters Issued
Date Started: / /
Date Completed: 07/09/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 018
Action: Notice Letters Issued
Date Started: / /
Date Completed: 09/26/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMOVAL ASSESSMENT
Date Started: 12/27/91
Date Completed: 12/27/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: RISK/HEALTH ASSESSMENT
Date Started: / /
Date Completed: 09/16/92
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: ECOLOGICAL RISK ASSESSMENT
Date Started: / /
Date Completed: 09/16/92
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Notice Letters Issued
Date Started: / /
Date Completed: 01/12/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: Notice Letters Issued
Date Started: / /
Date Completed: 02/12/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006
Action: Notice Letters Issued
Date Started: / /
Date Completed: 04/09/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 011
Action: Notice Letters Issued
Date Started: / /
Date Completed: 05/07/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: Special Notice Issued
Date Started: / /
Date Completed: 05/26/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMEDIAL INVESTIGATION/FEASIBILITY STUDY NEGOTIATIONS
Date Started: 05/26/93
Date Completed: 09/30/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 09/30/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Special Notice Issued
Date Started: / /
Date Completed: 02/03/94

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started: 09/30/84
Date Completed: 07/01/94
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started: 01/30/89
Date Completed: 07/01/94
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007
Action: Notice Letters Issued
Date Started: / /
Date Completed: 04/13/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008
Action: Notice Letters Issued
Date Started: / /
Date Completed: 04/20/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009
Action: Notice Letters Issued
Date Started: / /
Date Completed: 05/05/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 016
Action: Notice Letters Issued
Date Started: / /
Date Completed: 08/18/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/30/93
Date Completed: 12/20/96
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Original Action Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 07/02/97
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 003
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 02/25/98
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 12/20/96
Date Completed: 09/30/98
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: New Action Resulting from Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: RECORD OF DECISION
Date Started: / /
Date Completed: 09/30/98
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 09/14/99
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started: 10/01/99
Date Completed: 09/28/00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Priority Level: Search Complete, Viable PRPs
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/13/01
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 09/28/00
Date Completed: 09/27/01
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 09/28/00
Date Completed: 03/21/02
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 03/21/02
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 011
Action: Lodged By DOJ
Date Started: / /
Date Completed: 05/16/02
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: Lodged By DOJ
Date Started: / /
Date Completed: 07/31/03
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Explanation Of Significant Differences
Date Started: / /
Date Completed: 06/14/05
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005
Action: CONSENT DECREE
Date Started: 08/22/03
Date Completed: 06/25/05
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 001
Action: REMEDIAL DESIGN
Date Started: 09/27/01
Date Completed: 07/25/05
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Original Action Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: CONSENT DECREE
Date Started: 06/11/03
Date Completed: 09/08/05
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 07/25/05
Date Completed: 02/27/06
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: New Action Resulting from Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: Lodged By DOJ
Date Started: / /
Date Completed: 04/24/06
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006
Action: CONSENT DECREE
Date Started: 07/25/05
Date Completed: 04/28/06
Priority Level: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006
Action: Lodged By DOJ
Date Started: / /
Date Completed: 11/02/06
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005
Action: Lodged By DOJ
Date Started: / /
Date Completed: 11/02/06
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007
Action: CONSENT DECREE
Date Started: 09/26/06
Date Completed: 01/29/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008
Action: CONSENT DECREE
Date Started: 09/26/06
Date Completed: 04/17/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008
Action: Lodged By DOJ
Date Started: / /
Date Completed: 08/30/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007
Action: Lodged By DOJ
Date Started: / /
Date Completed: 11/29/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009
Action: CONSENT DECREE
Date Started: 07/27/07
Date Completed: 12/26/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: CONSENT DECREE
Date Started: 08/21/07
Date Completed: 02/05/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009
Action: Lodged By DOJ
Date Started: / /
Date Completed: 09/02/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Not reported
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010
Action: CONSENT DECREE
Date Started: / /
Date Completed: 10/27/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: COMMUNITY INVOLVEMENT
Date Started: 05/01/84
Date Completed: 10/28/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: Lodged By DOJ
Date Started: / /
Date Completed: 02/11/09
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action: Lodged By DOJ
Date Started: / /
Date Completed: 02/25/09
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 011
Action: CONSENT DECREE
Date Started: 09/29/08
Date Completed: 04/27/09
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 03/29/02
Date Completed: 07/21/09
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: CONSENT DECREE
Date Started: 09/29/08
Date Completed: 08/21/09
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/24/09
Priority Level: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number

EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Notice of Intent by All Parties
Date Started: / /
Date Completed: 09/29/09
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: FIVE-YEAR REVIEW
Date Started: / /
Date Completed: 03/02/11
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: CONSENT DECREE
Date Started: 04/22/03
Date Completed: 05/25/11
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010
Action: Lodged By DOJ
Date Started: / /
Date Completed: 05/25/11
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 09/29/08
Date Completed: 09/13/11
Priority Level: Not reported
Operable Unit: RD/RA BENCHMARK TECHNOLOGY
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/13/11
Priority Level: Not reported
Operable Unit: RD/RA BENCHMARK TECHNOLOGY
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 013
Action: Lodged By DOJ
Date Started: / /
Date Completed: 03/12/13
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: COST RECOVERY NEGOTIATIONS
Date Started: 10/15/11
Date Completed: 03/20/13
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 012
Action: CONSENT DECREE
Date Started: 12/14/12
Date Completed: 05/08/13
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 013
Action: CONSENT DECREE
Date Started: 03/20/13
Date Completed: 06/20/13
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 014
Action: CONSENT DECREE
Date Started: / /
Date Completed: 09/11/13
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 02/27/06
Date Completed: / /
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 07/21/09
Date Completed: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Long Term Action
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 09/26/11
Date Completed: / /
Priority Level: Not reported
Operable Unit: RD/RA BENCHMARK TECHNOLOGY
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Federal Register Details:

Fed Register Date: 05/08/84
Fed Register Volume: 49
Page Number: 19480

Fed Register Date: 09/08/83
Fed Register Volume: 48
Page Number: 40674

[Click this hyperlink](#) while viewing on your computer to access
3347 additional US CERCLIS Financial: record(s) in the EDR Site Report.

US ENG CONTROLS:

EPA ID: CAD980817985
Site ID: 0902091
Name: SAN GABRIEL VALLEY (AREA 4)
Address: STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744

EPA Region: 09
County: LOS ANGELES
Event Code: Not reported
Actual Date: 03/31/2005
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: Explanation Of Significant Differences
Action Completion date: 06/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Biological Treatment, (N.O.S.)
Contact Name: Not reported
Contact Phone and Ext: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: Explanation Of Significant Differences
Action Completion date: 06/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Carbon Adsorption
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: Explanation Of Significant Differences
Action Completion date: 06/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Ion Exchange
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: Explanation Of Significant Differences
Action Completion date: 06/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: UV Oxidation
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Air Stripping
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Carbon Adsorption
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Discharge
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Extraction
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Monitoring
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Natural Attenuation
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Pump And Treat
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

Action ID: 001
Action Name: RECORD OF DECISION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Completion date: 09/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Treatment, (N.O.S.)
Contact Name: Not reported
Contact Phone and Ext: Not reported
Latitude: Not reported
Longitude: Not reported

ROD:

Full-text of USEPA Record of Decision(s) is available from EDR.

PRP:

PRP name:

A & J SYSTEMS
A&E PLASTICS CO.
A-1 ORNAMENTAL IRON
ACORN ENGINEERING CO.
ACORN ENGINEERING CO.
ACORN ENGINEERING CO.
ACROMIL
ADAMS AND COLTRIN, INC.
ADAMS CAMPBELL CO., LTD.
ADAMS CAMPBELL CO., LTD.
ADVANCED HEAT TECHNOLOGY CORP.
AEROJET ELECTROSYSTEMS
AEROJET-GENERAL CORP.
AEROSOL SERVICES CO.
AEROSOL SERVICES CO.
AEROSOL SERVICES COMPANY
AEROSOL SERVICES COMPANY
AEROSOL SERVICES COMPANY
AIR DISTRIBUTION PRODUCTS, INC.
ALLFAST FASTENING SYSTEMS, INC.
ALLIED PHOTO PRODUCTS INC.
ALLSTATE INSURANCE CO.
AMERICAN SHEDS INC.
APPLIED SOLAR ENERGY CORP.
ARCADIA MACHINE AND TOOL
AREMAC ASSOCIATES
AREMAC HEAT TREATING, INC.
ARTHUR B. SCHULTZ AND JOSEPH POLTORAK
ARTISTIC POLISHING AND PLATING
ASHLAND CHEMICAL COMPANY
ASSOCIATED ASPHALT PAVING MATERIALS
ASTRO SEAL, INC.
ASTRO SEAL, INC.
ASTRONAUTIC ENAMELERS
AZUSA LAND RECLAMATION
AZUSA ROCK INC.
B&B RED-I-MIX-CONCRETE INC.
B.W. BIXLER & PRISCILLA M. BIXLER
BALL-ICON, BALL GLASS DIV.
BDP CO.
BDP CO.
BDP CO.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

BECKER MFG. CO. INC.
BECKER MFG. CO., INC.
BENCHMARK HOLDING GROUP
BENCHMARK TECHNOLOGY
BESTEEL
BIRTCHER
BIRTCHER DEVELOPMENT-CITY OF IND. REDEVELOPMENT
BRENT FAMILY TRUST
BROWN JORDEN CO.
C&H DISTRIBUTING
CAL MAT CO.
CAL MOLD, INC
CALGON VESTAL LABORATORIES
CALIFORNIA HYDROFORMING CO., INC.
CALIFORNIA HYDROFORMING CO., INC.
CALIFORNIA STEEL AND TUBE
CALIFORNIA STEEL AND TUBE
CALTRANS

[Click this hyperlink](#) while viewing on your computer to access
255 additional PRP: record(s) in the EDR Site Report.

ICIS:

Enforcement Action ID: 09-2013-2520
FRS ID: 110009267907
Program ID: FRS 110009267907
Action Name: LEVAN SPECIALTY COMPANY, INC CONSENT DECREE
Full Address: STIMSON AVE & OLD VALLEY BLVD STIMSON AVE & OLD VALLEY BLVD LA PUENTE
CA 91744
State: California
Facility Name: SAN GABRIEL VALLEY (AREA 4)
Facility Address: STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744
Enforcement Action Type: Civil Judicial Action
Facility County: LOS ANGELES
EPA Region #: 9

Enforcement Action ID: 09-2013-2520
FRS ID: 110009267907
Program ID: CERCLIS CAD980817985
Action Name: LEVAN SPECIALTY COMPANY, INC CONSENT DECREE
Full Address: STIMSON AVE & OLD VALLEY BLVD STIMSON AVE & OLD VALLEY BLVD LA PUENTE
CA 91744
State: California
Facility Name: SAN GABRIEL VALLEY (AREA 4)
Facility Address: STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744
Enforcement Action Type: Civil Judicial Action
Facility County: LOS ANGELES
EPA Region #: 9

Enforcement Action ID: 09-2013-2519
FRS ID: 110009267907
Program ID: CERCLIS CAD980817985
Action Name: JOHN D. WILLIAMS, TRUSTEE OF THE JULIA A. FISHER LIVING TRUST CONSENT
DECREE
Full Address: STIMSON AVE & OLD VALLEY BLVD STIMSON AVE & OLD VALLEY BLVD LA PUENTE

APPENDIX D – TRAFFIC MEMO



Memorandum

TO: Mr. John DiMario, Development Service Director
FROM: Vanessa Munoz, PE, TE, PTOE, Traffic Engineer
DATE: April 24, 2017
SUBJECT: 135 and 145 N. First Street – 22 Unit Condominium Development

A trip generation was developed for the 22- unit condominium proposed project located at 135 and 145 N. First Street. For the trip generation, we used the Institute of Transportation Engineers (ITE) trip generation, 9th Edition, ITE code 230 for residential Condominium/townhouse.

Project Trip Generation

22-Unit Condominium

Land Use	ITE Code	Unit	No. of Units	Trip Generation Rates/Volumes		
				Daily	AM Pk. Hr.	PM Pk. Hr.
Residential Condominium/Townhouse	230	DU	22			
Trip Generation rates (Trips/DU)				5.81	0.44	0.52
Generated Trips				128	10	11

The daily trips generated by the proposed project are 128 with 10 trips being generated during the AM peak hour and 11 trips during the PM peak hour. Typically, the LA county traffic impact study guidelines requires a traffic study if the proposed project will add more than 500 daily trip. Furthermore, the guidelines also require a traffic impact study be prepared for study intersections where the proposed project would add 50 or more project peak hour trips. Since this project proposed land use does not generate more than 500 daily trips or adds more than 50 trips to an intersection a traffic impact analysis is not required.