DUE TO THE ONGOING EMERGENCY CONCERNING THE COVID-19 VIRUS, THIS CITY COUNCIL MEETING WILL BE CONDUCTED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

RESIDENTS MAY OBSERVE THE MEETING REMOTELY VIA LIVESTREAM ON THE CITY WEBSITE OR ON SPECTRUM CABLE TV CHANNEL 3 AND FRONTIER CABLE TV CHANNEL 26

FOR DETAILED INFORMATION ON HOW TO PARTICIPATE IN REMOTE PUBLIC COMMENT PLEASE VISIT OUR WEBSITE AT: www.uplandca.gov/city-council-agendasminutes OR CONTACT THE CITY CLERK'S OFFICE AT 909-931-4120

AGENDA ATTACHED

REGULAR MEETING OF THE UPLAND PLANNING COMMISSION AGENDA

May 27, 2020 at 6:30 PM
Council Chambers

ROBIN ASPINALL, CHAIR
GARY SCHWARY, VICE CHAIR
CAROLYN ANDERSON, COMMISSIONER
SERGE MAYER, COMMISSIONER
ALEXANDER NOVIKOV, COMMISSIONER
PATRICK SHIM, COMMISSIONER
YVETTE WALKER, COMMISSIONER

CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING

PLEDGE OF ALLEGIANCE

ROLL CALL OF THE PLANNING COMMISSION	Chair Aspinall, Vice Chair Schwary, Commissioners Anderson, Mayer, Novikov, Shim and Walker
APPROVAL OF MINUTES	March 25, 2020
COUNCIL ACTIONS	Robert D. Dalquest, Development Services Director April 1, 2020, April 13, 2020, April 27, 2020, May 11, 2020 and May 26, 2020
FUTURE AGENDA ITEMS	Mike Poland, Contract Planning Manager

ORAL COMMUNICATIONS

This is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from taking action on items not listed on the agenda.

PUBLIC HEARINGS

1. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 19-09, SITE PLAN NO. 19-06, DESIGN REVIEW NO. 19-11, TENTATIVE TRACT MAP NO. 19-02 (TTM NO. 20299), AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-0083.

Project Description: Consideration for 26 townhome units in seven (7) separate buildings on 1.6 acres.

Project Location: Property is located at 1332, 1336 and 1344 E. 9th Street, further described as Assessor's Parcel Numbers 1046-501-07, 08, and 09, and zoned RM-20 (Residential Multi-Family Low).

STAFF:	Mike Poland, Contract Planning Manager
APPLICANT:	Matt Livingston Ridge Crest Real Estate, LLC RC Homes, Inc. 1800 S. Brand Blvd.; Suite 203 Glendale, CA 91204
RECOMMENDATION:	That the Planning Commission: 1. Receive staff's presentation; and 2. Hold a public hearing and receive testimony from the public; and 3. Find that the project is Categorically Exempt from environmental proceedings pursuant to Section 15332, Class 32, in that it consists of a project characterized as in-fill development per the California Environmental Quality Act Guidelines; and 4. Move to adopt a Resolution approving Conditional Use Permit No. 19-09, Site Plan No. 19-06, Design Review No. 19-11, and Tentative Tract Map No. 19-02 (TTM No. 20299), subject to conditions of approval as set forth in the draft resolution dated May 27, 2020.
COUNCIL HEARING REQUIRED:	None
APPEAL PERIOD:	May 28, 2020 – June 6, 2020

2. PUBLIC HEARING TO CONSIDER RECOMMENDING THAT THE CITY COUNCIL APPROVE VEHICLE MILES TRAVELED (VMT) THRESHOLDS FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE RELATED TO TRANSPORTATION ANALYSIS.

Project Description: Consideration of conforming to State Law Senate Bill ("SB") 743 by replacing vehicular Level of Service (LOS) with Vehicle Miles Traveled (VMT) transportation analysis metric under the California Environmental Quality Act (CEQA).

Project Location: Citywide.

STAFF:	Mike Poland, Contract Planning Manager
APPLICANT:	City of Upland 460 North Euclid Avenue Upland, CA 91786

RECOMMENDATION:	That the Planning Commission: 1. Receive staff's presentation; and 2. Hold a public hearing and receive testimony from the public; and 3. Find this project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the environmental regulations of the City. The project qualifies for a Class 8 categorical exemption (Actions by a Regulatory Agency for Protection of the Environment) in accordance with the requirements of Section 15308 of the State CEQA Guidelines. The revised CEQA thresholds will be compliant with a State mandate (Senate Bill 743) and will be used in a regulatory process that involves procedures for the protection of the environment. The new Local Transportation Assessment Guidelines will provide the City with project specific transportation information that can be used in the local regulatory process in which protection of the environment is considered.; and 4. Adopt a Resolution recommending the City Council adopt a Resolution approving Vehicle Miles Traveled (VMT) thresholds for California Environmental Quality Act compliance related to transportation analysis.
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	NA

BUSINESS ITEMS - None.

COMMISSION COMMUNICATIONS

ADJOURNMENT

Adjourn to the next regular scheduled Planning Commission meeting on June 24, 2020.

NOTICE TO PUBLIC: All maps, environmental information, and other data pertinent to this item are filed in the City of Upland Development Services Department and will be available for public inspection by appointment prior to the meeting at 460 North Euclid Avenue during normal business hours. To schedule an appointment, please call 931-4305.

If you wish to appeal a decision of the Planning Commission, you must do so within ten (10) calendar days following the meeting. Please contact the Planning Division for information regarding the appeal procedure.

If you challenge the public hearing(s) or the related environmental determinations, in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Upland, at or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 931-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

POSTING STATEMENT: On May 21, 2020, at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at 460 N. Euclid Avenue (Upland City Hall), 450 N. Euclid Avenue (Upland Public Library), and the City's website at www.uplandca.gov per Government Code Section 54954.2.

MINUTES OF A REGULAR MEETING OF THE UPLAND PLANNING COMMISSION HELD WEDNESDAY, MARCH 25, 2020 AT 6:30 P.M.

CALL TO ORDER OF THE PLANNING COMMISSION REGULAR MEETING

Chair Aspinall called the Regular Meeting of the Upland Planning Commission to order in the Council Chambers of the Upland City Hall at 6:30 P.M.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by *Commissioner Novikov*.

Chair Aspinall welcomed *Commissioner Patrick Shim* and *Commissioner Serge Mayer* to the Planning Commission.

Commissioner Shim introduced himself as a 19-year resident of the City of Upland and spoke about his professional background.

Commissioner Mayer introduced himself as a 15-year resident of the City of Upland, spoke about his family, and professional background.

ROLL CALL

MEMBERS PRESENT: Commissioners Anderson, Mayer, Novikov, Shim, Walker, Vice Chair Schwary, and Chair Aspinall.

MEMBERS ABSENT: None.

ALSO PRESENT: Development Services Director and Planning Commission Secretary Dalquest, Contract Planning Manager Poland, Associate Planner Winter, Senior Administrative Assistant Davidson, and Deputy City Attorney Shah.

PRESENTATION

Chair Aspinall spoke about *Commissioner Brouse's* time on the Planning Commission and thanked him for his service on the Planning Commission and Airport Land Use Committee and noted the Commission will send outgoing Commissioner, *Linden Brouse* a plaque for his service to the Planning Commission.

Commissioner Anderson thanked *Commissioner Brouse* for his dedication to the City though his service on the Planning Commission.

Vice Chair Schwary thanked *Commissioner Brouse* for his service on the Planning Commission.

APPROVAL OF MINUTES

Moved by *Vice Chair Schwary,* to approve of the minutes of the Planning Commission meeting of February 26, 2020.

The motion was seconded by *Commissioner Anderson*.

The motion carried by the following vote (5-0-2):

AYES: *Commissioners Anderson, Novikov, Walker, Vice Chair Schwary, and Chair Aspinall*

NAYS: None ABSTAINED: *Commissioners Mayer and Shim*

ABSENT: None

COUNCIL ACTIONS

Development Services Director Dalquest provided a brief follow up on the March 23rd City Council Meeting, noting the City Council approved the 2019 Housing Element Annual Progress Report.

Chair Aspinall inquired as to the status of recommendations the Planning Commission made to the Council, as they pertain to warehouses and the Frontier project.

In response to *Chair Aspinall's* inquiry, *Development Services Director Dalquest* indicated that a Councilmember expressed interest in having a policy discussion on warehouses and distribution centers. He indicated the warehouse discussion as well as the Frontier project are tentatively scheduled for the April 13th City Council meeting; however, there is discussion on the scheduling of items which the public would like to speak on, in light of the Governor's Executive Orders in response to the COVID-19 virus.

FUTURE AGENDA ITEMS

Contract Planning Manager Poland indicated there are two (2) items scheduled for the April 22nd Planning Commission Meeting; the Sage at 9th Phase 2 Development and Accessory Dwelling Unit regulations.

Chair Aspinall inquired as to plans for the potential lot adjacent to the CNC Motors site.

In response to *Chair Aspinall's* inquiry, *Development Services Director Dalquest* indicated that plans are being prepared for pre-development review, anticipating the project coming before the Commission later this year.

ORAL COMMUNICATIONS

Chair Aspinall stated this is the time for any citizen to comment on any items that are not listed on the agenda under "Public Hearings" but within the Planning Commission's purview. Anyone wishing to address the Planning Commission should submit a speaker card to the Planning Secretary prior to speaking. The speakers are requested to keep their comments to five (5) minutes. The use of visual aids will be included in the time limit. Under the provisions of the Brown Act, the Planning Commission is prohibited from acting on items not listed on the agenda.

Noting the City Clerk's Office did not receive any speaker requests nor were there any members of the public outside City Hall wishing to address the Commission, *Chair Aspinall* closed the oral communications.

PUBLIC HEARINGS

1. PUBLIC HEARING FOR A PROPOSED AMENDMENT (DA 20-0002) TO DEVELOPMENT AGREEMENT NO. DA 15-01 FOR "THE ENCLAVE AT UPLAND SPECIFIC PLAN".

Project Description: A proposed amendment to extend the term of Development Agreement No. 2015-01 for "The Enclave at Upland Specific Plan" for an additional one year period to July 27, 2021.

Project Location: Property is bound by Foothill Boulevard to the north and 11th Street to south. Dewey Way is located to the west and Central Avenue is located to the east. APN: 1007-051-02, 03, 04 and 1007-041-05, 06, and 07.

STAFF:	Mike Poland, Contract Planning Manager
APPLICANT:	Adam Collier, Lewis Land Developers, LLC 1156 N. Mountain Avenue Upland, CA 91784

RECOMMENDATION:	That the Planning Commission: 1. Receive staff's presentation; and 2. Hold a public hearing and receive testimony from the public; and 3. Find that the Project requires no further environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations); and 4. Move to adopt a Resolution recommending that the City Council approve the Amendment to Development Agreement No. 15-01 for The Enclave at Upland Specific Plan thereby extending the term to July 27, 2021, as set forth in the draft resolution dated March 25, 2020; and 5. Recommend that the City Council introduce an Ordinance approving the Amendment to The Enclave at Upland Specific Plan Development Agreement.
COUNCIL HEARING REQUIRED:	Yes
APPEAL PERIOD:	None

Contract Planning Manager Poland presented the details of the report, including previous approvals, project characteristics, land use plan, project milestones, status of the project, justification for the extension request from the Developer, and staff recommendations. He also noted a correction to the proposed Ordinance, with the heading text for the sixth line down from the top, indicating the end date should read "July 27, 2021," as it relates to the Development Agreement.

Vice Chair Schwary requested clarification on the number of units originally proposed and inquired as to what would happen should the Commission deny the request for extension.

In response to *Vice Chair Schwary's* inquiry, *Contract Planning Manager Poland* indicated there are up to 350 units allowed under the Specific Plan, and should the Commission deny the request, the project would not move forward.

Chair Aspinall requested clarification on the current number of units, phasing and Land Use Plan.

In response to *Chair Aspinall's* inquiry, *Contract Planning Manager Poland* spoke about the areas which are able to be developed, open space areas and frontage street space area. He clarified there are 192 units under pre-development review but that can change and also indicated that phasing has not been discussed as of yet.

Commissioner Walker inquired whether any stages would bypassed the Planning Commission as a result, should the Commission approve the extension.

In response to *Commissioner Walker's* inquiry, *Contract Planning Manager Poland* clarified the planning entitlements, design, and layouts will come before the Planning Commission at a later date.

Chair Aspinall clarified that the Commission's action would result in a recommendation to the City Council.

Commissioner Novikov inquired as to the project timeline.

In response to *Commissioner Novikov's* inquiry, *Contract Planning Manager Poland* clarified the procedure for preparing the project for formal planning entitlements, and indicated he did not anticipate construction would begin this calendar year.

Chair Aspinall opened the public hearing.

Adam Collier, applicant, spoke in appreciation of the Commission's consideration of his request. He cited challenges with the economy and fallout as a result of the current COVID-19 pandemic.

Vice Chair Schwary inquired whether the applicant has acquired a builder for the project.

In response to *Vice Chair Schwary's* inquiry, *Adam Collier* indicated they do in fact have a builder, however cited a current 60-day hold period as a result of the economic climate.

Seeing no further members of the public wishing to address the Commission, *Chair Aspinall* closed the public hearing.

Commissioner Novikov suggested that the proposed one-year extension be extended as a result of the current climate.

Contract Planning Manager Poland indicated that the one (1) year period was set by the applicant, and should they request further extensions in the future, they would need to return to the Planning Commission.

Vice Chair Schwary moved to find that the Project requires no further environmental review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations); and moved to adopt a Resolution recommending that the City Council approve the Amendment to Development Agreement No. 15-01 for The Enclave at Upland Specific Plan thereby extending the term to July 27, 2021, as set forth in the draft resolution dated March 25, 2020; and recommended that the City Council introduce an Ordinance approving the Amendment to The Enclave at Upland Specific Plan Development Agreement, as amended with the date change indicated.

The motion was seconded by *Commissioner Anderson.*

The motion carried by the following vote: (7-0):

AYES: *Commissioners Anderson, Mayer, Novikov, Shim and Walker, Vice Chair Schwary, and Chair Aspinall*

NAYS: None ABSTAINED: None

ABSENT: None

2. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. CUP-19-0001, DEVELOPMENT PLAN REVIEW NO. DPR-19-0002, AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-19-0001, FOR THE ESTABLISHMENT OF A NEW DRIVE-THROUGH RESTAURANT IN THE REGIONAL COMMERCIAL (RC) DISTRICT.

Project Description: Request to establish a new 5,001 square foot drive-through restaurant (Chick-Fil-A) within the Mountain Green Shopping Center.

Project Location: 335 S. Mountain Avenue. APN: 1008-131-04 and 1008-131-05.

STAFF:	Joshua Winter, Associate Planner
APPLICANT:	Kelsey WU PO Box 270571 San Diego, CA 92198
RECOMMENDATION:	That the Planning Commission: 1. Receive staff's presentation; and 2. Hold a public hearing and receive testimony from the public; and 3. Find that the project is Categorically Exempt from environmental proceedings pursuant to Section 15332, Class 32, in that it consists of a project characterized as in-fill development per the California Environmental Quality Act Guidelines; and 4. Move to adopt a Resolution approving Conditional Use Permit No. CUP-19-0001 and Development Plan Review No. DPR-19-0002, subject to conditions of approval as set forth in the draft resolution dated March 25, 2020.

COUNCIL HEARING REQUIRED:	No
APPEAL PERIOD:	March 26, 2020 - April 6, 2020

Associate Planner Winter presented the details of the staff report, including project applicant, Chick-fil-A; location, land use, zoning, site plan, drive-thru circulation, architecture, landscape, operations floor plan, environmental assessment, findings, Conditions of Approval, and staff recommendation.

Chair Aspinall requested clarification on a structure adjacent to the proposed site plan and inquired as to the direction for enhanced architectural materials.

In response to *Chair Aspinall's* inquiry, *Associate Planner Winter* indicated the structure is the trash enclosure. He also provided examples of enhanced details which would be acceptable, and indicated the approval is at the discretion of the Development Services Director.

Commissioner Walker commented positively on the proposal and requested staff work with the applicant to add enhanced features along Mountain Avenue.

Commissioner Shim inquired as to project timing.

Chair Aspinall opened the public hearing.

Steve Schwartz, applicant, thanked the Commissioners and staff for the opportunity, and commended staff for their assistance with the project. He spoke about the revitalization of the site, opportunities for jobs and additional tax revenue. Additionally, he also spoke about exceeding the parking requirements, and working with the traffic consultant to address the drive-thru queue. He also indicated that the project is moving forward, while being mindful of current economic conditions.

Chair Aspinall inquired as to procedures for having associates in the drive-thru queue for expediency.

In response to *Chair Aspinall's* inquiry, *Steve Schwartz* indicated staffing is at the discretion of the individual operator, and that face-to-face ordering is used more often than not.

Commissioner Walker requested clarification as to the number of cars allowed in the drive-thru queue and the average time it takes to service each customer in the drive-thru.

In response to *Commissioner Walker's* inquiry, *Steve Schwartz* indicated the site plan allows for 15 cars within the queue, however there is still ample space on-site to keep cars from spilling over. He also indicated that cars are usually moved through the queue in a matter of minutes, however it differs from store-to-store.

Commissioner Novikov inquired as to options for ordering and designated parking for mobile pick-up orders.

In response to *Commissioner Novikov's* inquiry, *Steve Schwartz* indicated operations decisions are at the discretion of the operator, however, most operators utilize mobile pick-up orders.

Seeing no further members of the public wishing to address the Commission, *Chair Aspinall* closed the public hearing.

Commissioner Anderson spoke about the make-up of the community and spoke positively about the project.

Vice Chair Schwary spoke in support of the project.

Vice Chair Schwary moved to find that the project is Categorically Exempt from environmental proceedings pursuant to Section 15332, Class 32, in that it consists of a project characterized as in-fill development per the California Environmental Quality Act Guidelines; and moved to adopt a Resolution approving Conditional Use Permit No. CUP-19-0001 and Development Plan Review No. DPR-19-0002, subject to conditions of approval as set forth in the draft resolution dated March 25, 2020.

The motion was seconded by *Commissioner Novikov.*

The motion carried by the following vote (7-0):

AYES: *Commissioners Anderson, Mayer, Novikov, Shim and Walker, Vice Chair Schwary, and Chair Aspinall*

NAYS: None ABSTAINED: None

ABSENT: None

BUSINESS ITEMS

1. **A REQUEST FOR GENERAL PLAN CONFORMITY DETERMINATION TO FIND IF THE DISPOSITION OF CITY-OWNED SURPLUS LAND LOCATED AT THE SOUTHWEST CORNER OF EUCLID AVENUE AND INTERSTATE 210 AND ON THE NORTH SIDE OF LAUREL AVENUE (APNS: 1044-061-42, 43, 44 AND 45), IN REGARDS TO A POTENTIAL IN-FILL DEVELOPMENT, CONFORMS TO THE CITY OF UPLAND'S GENERAL PLAN. STAFF - MELECIO PICAZO, ECONOMIC DEVELOPMENT COORDINATOR.**

Development Services Director Dalquest provided the details of the items, and spoke about background, Government Code regulations, subject property, density range, Request for Proposals (RFP), results from the RFP, and building proposal.

Vice Chair Schwary clarified the action the Planning Commission is taking with this item.

Commissioner Anderson requested clarification on the award of the RFP.

In response to *Commissioner Anderson's* inquiry, *Development Services Director Dalquest* indicated that Crestwood has not entered escrow, however they have been selected, as they presented a full-asking price offer. He also clarified that the zoning allows for one (1) home per lot.

Development Services Director Dalquest clarified the timeline and process of the sale.

Commissioner Anderson moved to find that the determination for General Plan Conformity for the disposition of City-owned surplus property is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; moved to find that the disposition of the City-owned surplus property located at Euclid Avenue, south of the 210 Freeway and at the terminus of Laurel Avenue is in conformity with the City of Upland General Plan; and recommended the Planning Commission find the project is Categorically Exempt from environmental proceedings pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines, since the proposed project is consistent with applicable general plan designations and policies as well as applicable zoning designation and regulations; occurs within city limits on a property that is no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The motion was seconded by *Vice Chair Schwary.*

The motion carried by the following vote (7-0):

AYES: *Commissioners Anderson, Mayer, Novikov, Shim and Walker, Vice Chair Schwary, and Chair Aspinall*

NAYS: None ABSTAINED: None

ABSENT: None

COMMISSION COMMUNICATION

Vice Chair Schwary welcomed *Commissioners Mayer and Shim* to the Planning Commission.

Commissioner Anderson requested clarification on policy with regards to the public carrying weapons into the Council Chambers and Civic Center and mentioned concern with regards to the outburst during the last Planning Commission meeting.

In response to *Commissioner Anderson's* inquiry, *Development Services Director Dalquest* indicated he will follow up with the Commission on the City's policy.

ADJOURNMENT

There being no further business to come before the Planning Commission, *Chair Aspinall* adjourned the meeting at 7:35 P.M., to the regular meeting of the Planning Commission on April 22, 2020, at 6:30 P.M.

Respectfully submitted,

Robert D. Dalquest, Secretary
Upland Planning Commission

PLANNING COMMISSION REPORT

ITEM NO. 1

DATE: MAY 27, 2020

TO: PLANNING COMMISSION

FROM: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR

PREPARED BY: MIKE POLAND, CONTRACT PLANNING MANAGER

SUBJECT: CONSIDERATION OF PHASE 2 FOR THE SAGE @ 9TH TOWNHOME DEVELOPMENT PROJECT THAT INCLUDES CONDITIONAL USE PERMIT NO. 19-09, SITE PLAN NO. 19-06, DESIGN REVIEW NO. 19-11, TENTATIVE TRACT MAP NO. 19-02 (TTM NO. 20299), AND ENVIRONMENTAL ASSESSMENT REVIEW NO. EAR-0083, FOR 26 TOWNHOME UNITS IN SEVEN (7) SEPARATE BUILDINGS ON 1.6 ACRES ON PROPERTY LOCATED AT 1332, 1336 AND 1344 E. 9TH STREET, FURTHER DESCRIBED AS ASSESSOR'S PARCEL NUMBERS 1046-501-07, 08, AND 09.

RECOMMENDED ACTION

Adopt a Resolution approving Conditional Use Permit No. 19-09, Site Plan No. 19-06, Design Review 19-11, Tentative Tract Map No. 19-02 (TTM No. 20299), located at 1332, 1336 and 1344 E. 9th Street, further described as Assessor's Parcel Numbers 1046-501-07, 08, and 09, within the Multi-Family Residential (RM-20) zone of the City of Upland, subject to the attached Conditions of Approval (Exhibit A).

REQUEST

The applicant, Matthew Livingston for Upland Boat Development, LLC (formally Upland 3 Acres, LP), is requesting approval of Phase 2 for the Sage @ 9th townhome development project. Phase 2 proposes the development of twenty-six (26) 2-story

townhomes on approximately 1.6 acres at the site of three existing single family homes and a boat service/repair business.

The following planning entitlement applications are required in order to process the applicant's proposed project.

1. Conditional Use Permit. A Conditional Use Permit Application is required for condominium/townhomes in accordance with the Upland Municipal Code Land Use Regulations for Residential Zones. Also, any project over 15 units per acre shall require a Conditional Use Permit pursuant to Upland Municipal Code Section 17.44.040 (Conditional Use Permits).

2. Site Plan Review. – A Site Plan Review Application is required in accordance with the Upland Municipal Code to provide for the review and approval of development projects consistent with the provisions of the Zoning Ordinance, where review is required or necessary to ensure compliance with adopted City standards, to provide appropriate on-site design of parking, circulation, building location, landscaping and lighting, and any other applicable zoning regulations.

3. Design Review. – The Design Review process is required to promote quality architectural design, site planning, and landscape development. The process is aimed at improving and augmenting other development control included the Upland Zoning Ordinance.

4. Tentative Tract Map. – A Tentative Tract Map is required to create five (5) or more condominiums/townhomes and to merge the parcels of both Phases into a single parcel. The map shall indicate that the proposed subdivision is for the purpose of creating condominiums/townhomes. The division of air space need not be shown on the map, but information shall be provided on the tentative map or other exhibits indicating building footprints, driveways and parking areas, common and private open space areas, dedications and easements, and amenities.

5. Environmental Assessment Review. – The purpose of the Environmental Assessment Review is for the applicant to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City policies, ordinances, and guidelines; the California Environmental Quality Act (CEQA) guidelines; and the City's Rules and Procedures to implement the CEQA Guidelines.

AUTHORIZATION

Upland Municipal Code Section 17.43.050E requires that if one or more planning entitlement application is submitted concurrently for a single proposed project, each planning entitlement application shall be acted upon concurrently by the highest review authority. In this case, the highest review authority is the Planning

Commission, therefore the Planning Commission will take action on the formal planning entitlement applications discussed above for the project.

PROJECT SETTING

The project site is located at 1332, 1336 and 1344 E. 9th Street, at the southeast corner of the intersection of E. 9th Street and Bodenhamer Street. The site covers an area approximately 1.6 acres (69,696 square feet) in size.

The proposal includes the demolition of three existing single-family detached residences, a metal boat repair building, and a paint spray booth which has not been in use for at least 10 years both utilized by Rode's Way Boat Repair and the construction of 26 two-story townhome residential units dispersed throughout 7 structures. The site flanks 9th Street on the north and Bodenhamer Avenue on the west. Additionally, an alley runs along the eastern portion of the subject property.

The boat repair business has been there since as early as 1981. Hazardous materials and chemicals are stored on the boat repair business portion of the site. Additionally, the site was formerly equipped with two (2) underground storage tanks (USTs) which were removed in 1989. Closure was granted by the regulatory agency (San Bernardino County Fire Department) at that time.

A Phase I Environmental Site Assessment Report and a Limited Phase II Environmental Site Assessment Report. (Exhibits B & C). The results of these two Environmental Site Assessment Reports are:

- The Site does not appear to be significantly impacted from historic uses of the Site.

- Concentrations of total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs) and metals reported in soil samples are below screening levels for residential land use.

BACKGROUND

On February 28, 2018, the Planning Commission approved Phase 1 (CUP 17-07) for the Sage @ 9th townhome development project that included the development of fifty-two (52) 2-story townhomes on 3.4 acres directly adjacent and to the south of the Phase 2 subject property. The applicant/developer for Phase 1 was Upland 3 Acres, LP, which has recently changed their name ADC Sage TH, LLC.

Phase 1 is owned by the entity called ADC Sage TH, LLC. This entity was formed for purposes of construction. Phase 2 is owned by an entity called Upland Boat Development LLC. This entity has the same management and similar ownership to ADC Sage TH, LLC, but was formed for the purpose of holding unentitled land and processing entitlements. Once the project is approved and ready for construction, it gets contributed to ADC Sage TH, LLC, for construction. The primary reason for this structure is that ADC Sage TH, LLC (Phase 1) has a construction loan whereas Upland Boat (Phase 2) does not, so they need to keep the collateral separate.

It was not the applicant/developer's original intention to have two separate adjoining projects. At the time that the Planning Commission approved the Phase 1 portion of development project in February 2018, the Phase 2 project site was not available. However, earlier this year the Phase 2 site became available and the applicant just recently obtained it.

While Phase 1 is separate from the Phase 2 development application, once construction is completed for both Phases they will function as a single cohesive neighborhood. Also, there will be a single Home Owner's Association (HOA) responsible for the maintenance of the infrastructure and amenities for both Phases.

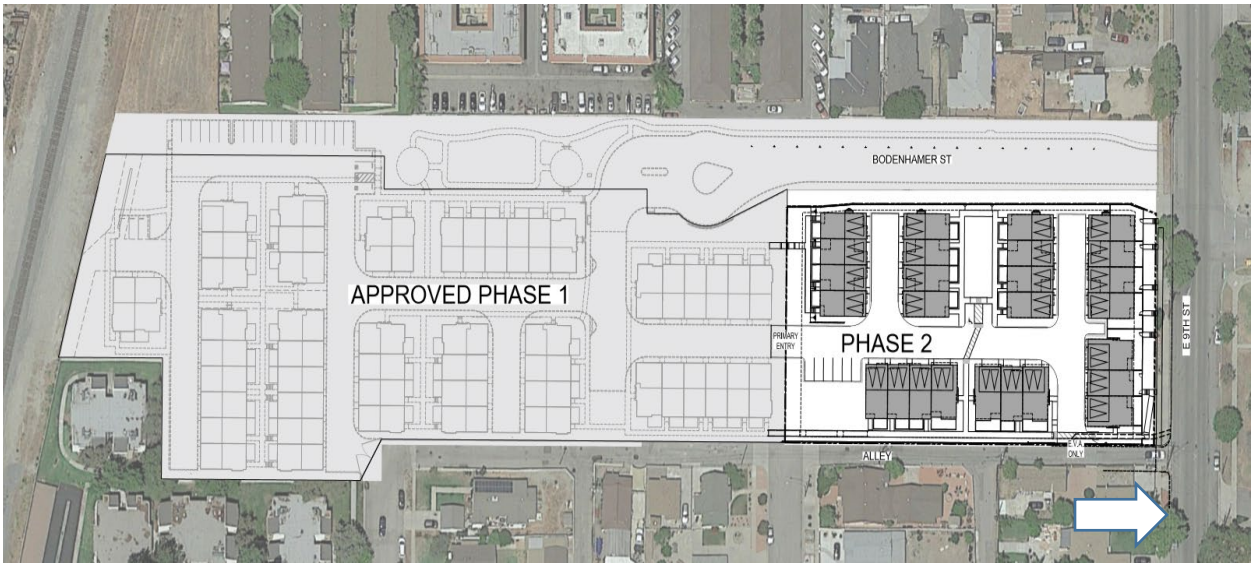


Table 1

SYNOPSIS

Applicant:	Upland Boat Development, LLC
Representative:	Matt Livingston
Property Owner:	Upland Boat Development, LLC
Property Location:	The project site is located at 1332, 1336 and 1344 E. 9th Street, at the southeast corner of the intersection of E. 9th Street and Bodenhamer Street, further described as Assessor's Parcel Numbers 1046-501-07, 08, and 09.

Existing General Plan Land Use Designation:	Multi-Family Residential Low (MFR- L) 10-20 dwelling units per acre.			
Existing Zoning Classification:	Multi-Family Residential (RM-20)			
Site Size:	1.6 Acres			
Building/Unit Size:	Multi-Family Residential/1,154 s.f. to 1,561 s.f.			
Gross Density:	16.4 dwelling units per acre.			
Access:	Provided from Bodenhamer Street.			
Existing Conditions:	Three (3) single family homes and a boat service/repair business.			
Surrounding Land Uses:	**Direction**	**Land Use**	**General Plan**	**Zone**
	North	East 9th Street followed by multi-family residential development (1337 East 9th Street).	Multi-Family Residential Low (MFR- L)	Multi-Family Residential (RM-20)
	Northeast	East 9th Street followed undeveloped property at 1369 East 9th Street and a residential dwelling at 1371 East 9th Street.	Multi-Family Residential Low (MFR- L)	Multi-Family Residential (RM-20)
	Northwest	East 9th Street followed by a residential dwelling at 1315 East 9th Street.	Multi-Family Residential Low (MFR- L)	Multi-Family Residential (RM-20)
	South	Phase 1	Multi-Family Residential Low (MFR- L)	Multi-Family Residential (RM-20)
	Southeast	Public alley and Bowen Street followed by detached single family residential dwellings.	Single-Family Low (SFR-L)	RS-7.5 Residential Single-Family Medium
	Southwest	Detached single family dwellings and attached multi-	Multi-Family Residential Low (MFR- L)	Multi-Family Residential (RM-20)

		family dwellings.		
	East	An alleyway followed by detached single family residential dwellings.	Single-Family Low (SFR-L)	RS-7.5 Residential Single-Family Medium
	West	Single family detached residential & multi-family attached residential dwellings.	Multi-Family Residential Low (MFR- L)	RS-7.5 Residential Single-Family Medium
Previous Applications/Entitlement:	N/A			

GENERAL PLAN AND ZONING DESIGNATION

The current General Plan Land Use designation for the project site is Multi-Family Residential Low (MFR-L). The Multi-Family Low designation supports vertical attached multi-family development (i.e., townhomes.) The purpose of this land use designation is to support slightly more dense multi-family development. The permitted density range is from 10 to 20 dwelling units per acre. The project has been found to be consistent with the General Plan Goals and Policies listed in Table 2 below:

Table 2

Policy	Conforms?	Consistency
Policy CC-2.6 Neighborhood Enhancement. Promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., site layout and architectural design) to existing neighborhoods and surrounding uses.	Yes	Through in-depth analysis of the local and regional economic setting and community characteristics, the proposed residential use has been determined to be a positive attribute for the for the subject property.
Policy CC-2.9 Infill Development. Require infill development to be compatible with surrounding uses and to equal or exceed the quality of adjacent development.	Yes	The project is incorporating a traditional townhouse design. The design will complement those in the existing neighborhood by reflecting development over time.

Policy	Conforms?	Consistency
Policy CC-5.2e Multi-Family and Mixed-Use Residential Compatibility. Require multi-family housing and mixed-use development to be in scale with or transition in scale from adjoining or adjacent single-family areas through the use of similar setbacks, complementary building arrangements and architecture, gradual changes to building heights, buffer yards and the avoidance of overwhelming building scale and visual obstructions.	Yes	The Project will be a continuation of Phase I which was previously approved by the Planning Commission for 52 townhomes.
Policy HE-1.3 Neighborhood Improvement. Encourage maintenance, and upgrading of neighborhoods through property maintenance codes, graffiti abatement, high quality infill housing, and replacement of deteriorated infrastructure.	Yes	The proposed development will upgrade the property site with high quality in fill housing.
Policy LU-1.2 Permitted Densities and Intensities. Ensure existing and future zoning designations correspond to the permitted density and intensity ranges as listed in Table LU-1 of the Land Use Element.	Yes	The Multi-Family Residential Low (MFR- L) land use and zoning designation allows 10-20 dwelling units per acre. The project's gross density is 16.4 dwelling units/acre, which is allowed within the General Plan Land Use Designation and Zone.
Policy LU-1.5 Range of Housing Types and Densities. Provide high-quality housing in a range of types, densities, and unit sizes that meets the housing needs of residents of all income levels.	Yes	The project provides 26 townhomes that will meet the needs of housing seekers at the market-rate level. The Project adds to the City's housing stock and the City's efforts to address the housing needs of all income levels.
Policy LU-4.1 Infill Development. Encourage mixed-use, infill development on brownfields or underutilized parcels, particularly near public	Yes	The project will fill a currently underutilized parcel. The site is surrounded by a built urban environment and is served by existing infrastructure and roadways. The project site is located approximately 0.83 miles east of historic downtown and 0.75 miles east of the

transit and within the historic downtown.		City's Metrolink Station located at 300 E. A Street.

The RM-20 (Residential Multi-family low) zone is intended to provide areas for a variety of low-density multi-family residential developments at densities up to 20 units per net acre exclusive of City and state density bonuses. Housing types include two- to three-story single-unit housing, duplexes, triplexes, townhomes and courtyard housing. These lots are typically characterized by shared open spaces with lush landscaping; medium front, side, and rear yards; and shared driveways and parking. The RM-20 zone implements the Multi-Family Residential Low (MFR-L) land use designation in the General Plan.

The project is required to comply with the applicable development standards of the Multi-Family Residential Low and all other applicable development standards.

Table 3

Development Standard	**Code Requirement**	**Comply?**	**Provided**
Front Yard Setback (North)	20 feet	Yes	20 feet
Rear Yard Setback (South)	15 feet	Yes	32 feet - 5 inches
Side Yard Setback (East)	5 feet	Yes	19 feet
Side Yard Setback (West)	5 feet	Yes	19 feet
Height	40 feet	Yes	28 feet
Residential Density	Min 10 du/ac – Max 20 du/ac	Yes	15.3 du/ac
Parking Requirement	2 bedroom: 2 for each unit in a garage; (16) 3 or more bedrooms: 2.5 for each unit, including 2 in garage; (45) Guest parking: 26 units: 1 per 4 units; (6.5)	Yes	Total Provided - 68 Parking Spaces

	Total Required – 67.5 Parking Spaces		
Unit Size	600 square feet min.	Yes	924 square feet min.
Site Landscaping	5% (5,445 square feet)	Yes	20% (22,151 square feet)
Private Open Space	100 square foot per unit	Yes	180 square foot per unit)
Common Open Space	250 square foot per unit (6,500 square feet)	Yes	6,500 square feet of common open space with 2 minor recreation facilities.

The proposed Project complies with all required development standards as provided in Table 3 above.

PROJECT DESCRIPTION

The applicant is proposing to subdivide and develop the 1.6 acre site with 26 detached attached townhomes in a condominium form of ownership, with an on-site common open space. All of the new homes would be two stories in height, offering 3 floor plans with up to 3 bedrooms and 2.5 bathrooms, from 1,695 to 2,171 square feet of living space and 2-car garages.

As previously discussed, the project is a continuation of the adjacent development previously approved under CUP 17-07 and will add additional open space and pedestrian connectivity to the adjacent park area in Phase I.

The project takes its primary access via a gated entry from Bodenhamer Street as part of the adjacent project to the south. Secondary emergency vehicle access is via the eastern alley to 9th Street.

Water connections will be made via the existing project to the south and alley to the east. Sewer and storm drain will connect via the project to the south. There is an existing sewer line on the property that serves the existing homes that front 9th Street that will removed as part of the sewer installation for the project.

PROJECT ANALYSIS

During the development review process, staff verified that the project meets all required setbacks, open space requirements, site circulation requirements, and pedestrian accessibility as well as all Zoning Code and General Plan requirements that could affect the project. The project is consistent with General Plan and will provide a pleasant neighborhood setting.

Architecture

The proposed development proposes a Ranch architectural style that reflects elements found in nearby projects, is complimentary to the surrounding neighborhood, and in keeping with Upland's design standards and goals. The Ranch Style Architecture will be represented by two distinct elevation schemes, each one having two separate color pallets. The architecture uses gable end details, appropriate exterior finishes, siding accents, color blocking, and exterior accents to enhance the visual appeal of the architecture. The proposed architectural style is the same as the design approved for Phase I.

Circulation

The project will take its primary access via a gated entry from Bodenhamer Street as part of the adjacent project (Phase I) to the south. Secondary emergency vehicle access is via the eastern alley and 9th Street. This is a gated emergency access point which is a condition required by the San Bernardino County Fire Department. The need for a secondary access point is that if one access route is blocked, emergency responders have a second route to the property. Also, if an emergency requires evacuation of an area, the public will have an alternative exit route should one route be blocked by the emergency incident.

All of the units would be accessible from internal drives aisles between the buildings. The width and turning radii of the internal drive aisles are designed to accommodate the San Bernardino County Fire Department emergency vehicles as well as Burrtec waste collection service trucks. The proposed project is designed with internal pedestrian connections between Phase 1 and Phase 2 that promotes neighborhood interaction, including connections to the site's common open space areas, public opens space and residential courtyards.

The project proposes a total of 68 parking spaces on the site, which includes 2 parking spaces per unit in an enclosed garage, and 16 guest parking spaces located throughout the site. The proposed parking spaces complies with the requirements within the Upland Municipal Code.

Landscaping

The development requirement for landscaping is a minimum of 10% of the site's total development area. The Project meets this requirement by providing 15,292 square feet of landscaping or 22% of the total site. Landscaping is provided in the form of shrubs, tall grasses, spreading ground covers typically surround the peripheries of the seven buildings. Private open space is provided as a first story front yard patio and a second story balcony/deck for each unit.

An important aspect of any landscape plan is how it complements the building architecture. The applicant's proposal includes a variety of tree species in various capacities to provide large canopies to shade walkways and parking areas. Accent trees are featured to provide a focal point. Ground covers have been selected and grouped to provide additional color and texture to the project. Turf has been limited to the play lawn areas. A detailed breakdown of the plant palette is provided on the Landscape Plan Sheet L-1.

All of the proposed plants were reviewed against the Water Use Classification of Landscape Species WUCOLS list (Water Use Classification of Landscape Species). It was found that all of the proposed plant species have low to medium water needs thus making them drought tolerant.

CALIFORNIA ENVIRONEMNTAL QUALITY ACT GUIDELINES

This project is Categorically Exempt from further environmental proceedings pursuant to Article 19, Section 15332, In-Fill Development Projects, Class 32 (a-e), of the California Environmental Quality Act in that the Project meets the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designations and regulations.
b) The proposed development occurs within the city limits, on a project site that is no more than 5 acres and surrounded by urban uses.
c) The project site has no value as habitat for endangered, rare, or threatened species.
d) Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
e) The site can be adequately served by all required utilities and public services.

The following analysis provides substantial evidence to support a conclusion that the Project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development and would not have a significant effect on the environment.

Criterion Section 15332(a): General Plan and Zoning Consistency

The Project is consistent with the general land use provisions contained in the adopted City General Plan. The Multi-Family Low designation supports vertical attached multi-family development (i.e., townhomes.) The purpose of this land use designation is to support slightly more dense multi-family development. The permitted density range is from 10 to 20 dwelling units per acre

The RM-20 residential multi-family low zoning district is intended to provide areas for a variety of low-density multi-family residential developments at densities up to 20

units per net acre exclusive of City and state density bonuses. Housing types include two- to three-story single-unit housing, duplexes, triplexes, townhomes and courtyard housing. These lots are typically characterized by shared open spaces with lush landscaping; medium front, side, and rear yards; and shared driveways and parking. The RM-20 zone implements the Multi-family Residential Low (MFR-L) land use designation in the General Plan.

Given these facts, the Project meets the criteria of CEQA Guidelines Section 15332(a) and is consistent with the General Plan and applicable zoning regulations for the site.

Criterion Section 15332(b): Project Location, Size, and Context

The Project site is located within the incorporated limits of the City of Upland on 1.6 acres. The Project site is surrounded by properties developed with urban land uses and/or paved public streets. Single family residential buildings are located to the east, single family and multi-family residential buildings are located to the north and west, and the future development of 52 townhomes are currently under construction to the south.

Given these facts, the Project adheres to the criteria of CEQA Guidelines Section 15332(b) as a site of no more than 5 acres that is substantially surrounded by urban uses.

Criterion Section 15332(c): Endangered, Rare, or Threatened Species

The Project site is completely covered with a paved parking lot and associated structures (single family dwelling and boat repair buildings), with the exception of limited vegetation, including small shrubs and street trees. The Project site is located in an area, which has been fully developed and is not known to support habitat for any special-status species. Therefore, the existing vegetation onsite does not contribute to ecological communities that support habitat for endangered, rare, or threatened species. Given these facts, the Project adheres to the criteria of CEQA Guidelines Section 15332(c).

Criterion Section 15332(d): Traffic

A Transportation Impact Analysis (TIA) has been prepared by Trames Solutions Inc., and is included in this document as Exhibit D. The TIA describes existing and future conditions for transportation with and without the Project. In addition, the TIA includes information on the regional and local roadway networks, pedestrian and transit conditions, and transportation facilities associated with the Project.

The TIA concluded that the proposed project is not expected to generate a large number of trips on a daily or peak hour basis. Since the project is anticipated to generate fewer than 50 trips during the peak hours, it is unlikely that a significant traffic impact would occur on an adjacent intersection.

Given this fact, the Project adheres to the criteria of CEQA Guidelines Section 15332(d) as the Project would result in less than-significant impacts on roadway segments.

Criterion Section 15332(d): Noise

A Noise Impact Analysis (NIA) was prepared for the Project and is included in this document as Exhibit E.

The Noise Element of the City of Upland General Plan establishes noise quality standards for land use categories based on the State of California Office of Noise Control land use compatibility recommendations. The City of Upland guidelines recommend an exterior noise exposure of 65 dB CNEL as normally acceptable for multifamily uses. Policy SAF-1.3 in the General Plan Noise Element, the City of Upland recommends a 45 dB CNEL interior noise threshold for all sensitive uses.

Construction activities are exempt from numerical noise regulation standards if they occur between the hours of 7:00 a.m. and 6:00 p.m. on weekdays. Construction activities are not permitted on weekends or national holidays.

The closest sensitive uses for this 26-unit project are along the eastern and western perimeters. The residences west of the site will be separated by the Bodenhamer Street extension. The residences to the east will have an approximate 19-foot setback to the property line which coupled with the existing alley provides a total of a 50-foot setback to the closest on-site structure.

Much of the project site is flat and will not require extensive heavy grading. Demolition of previous site uses will be required. The primary construction equipment noise sources to develop the project will be during demolition, fine grading and paving activities where it is anticipated that loader/backhoes and a dozer will be employed. This equipment is seen to be the noisiest with equipment noise of about 85 dB(A) at 50 feet from the source.

Use of dual-paned windows is recommended by the California Building Code for energy conservation in new residential construction. Units exposed to traffic on E 9th Street will experience traffic noise levels that are lower than 65 dBA CNEL. Such levels could exceed the interior noise standards with open windows. However, interior noise standards could readily be met with the use of closed dual-paned windows. It is noted that where window closure is a requirement for interior noise control, the Building Code requires provision of supplemental ventilation at a specified rate with a specified fraction of fresh make-up air. The provision of supplemental ventilation such as air conditioning is a standard construction practice.

Construction impacts are not expected to be significant at the closest off-site residences. However, the following construction practices are required:

- All construction and general maintenance activities, except in an emergency, shall be limited to the hours of hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.

- All on-site construction equipment shall have properly operating mufflers.

- All construction staging areas should be located as far away as practical from the nearest homes.

Exterior noise levels at the perimeter units will be less than the 65 dBA CNEL noise compatibility threshold without the need for mitigation. Interior noise levels will be reduced to the 45 dB CNEL standard for habitable rooms by standard construction practice with closed windows. All exterior units will be required to be equipped with supplemental ventilation such as air conditioning.

Criterion Section 15332(d): Air Quality

An Air Quality and GHG Impact Analyses was prepared for the Project and is included in this document as Appendix C.

According to the analysis, peak daily construction activity emissions are estimated to be below South Coast Air Quality Management District (SCAQMD) CEQA thresholds. Localized Significance Thresholds for PM-10 and PM-2.5 would not be exceeded with incorporation of a condition of approval requiring watering of the exposed site surfaces three times per day during grading activities. There would be no air quality impacts due to operation of the project as operational air emissions are substantially below SCAQMD thresholds. Total project GHG emissions are also substantially below the proposed significance threshold of 3,500 MT suggested by the SCAQMD. Hence, the project will not result in generation of a significant level of greenhouse gases.

Criterion Section 15332(d): Water Quality

With regard to water quality impacts, the project is required to meet NPDES standards and has prepared a WQMP for control of water quality standards during operations and will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) for maintenance of standards during construction.

Based on the analysis above, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, the project is consistent with criterion 'd' of State CEQA Guidelines Section 15332, pertaining to Class 32 exemptions for infill development projects.

Criterion Section 15332(e): Utilities and Public Services

The project would be located in an existing urban area served by existing public utilities and services. As the project site is currently vacant, the proposed park would

increase utility use over existing conditions. However, the City of Upland provides water, sewer, and solid waste collection (through Burrtec Waste) services to the surrounding residential and park uses. Services to the project site were anticipated and planned for in conjunction with approval and development of the planning entitlements. Existing water lines, sewer lines, and electrical infrastructure already exist in the area and within the project site. Therefore, the project meets this criteria for exemption.

The use of the Class 32 Exemption was not a loophole nor does it mean that no environmental review was done by the City for the project. A project could only qualify under the Class 32 Exemption after the City has reviewed all aspects of the project including technical studies that are required to evaluate the potential impacts (i.e. studies for traffic, air quality & noise).

NOTICING

As required by the Upland Municipal Code Chapter 17.46, all property owners within 300 feet of the exterior boundaries of the subject property were notified of the public hearing by mail. A public notice was placed in The Daily Bulletin on May 15, 2020. To date, the Development Services Department has not received any written correspondence in support or against the Project at the time of the preparation of this Report.

CONCLUSION

The proposed Project has been found to be consistent with the provisions outlined in the General Plan, Development Code, Subdivision Map Act, and California Environmental Quality Act Guidelines.

ATTACHMENTS

Exhibit A	-	Planning Commission Resolution
Exhibit B	-	Phase I Environmental Site Assessment (Phase I ESA)
Exhibit C	-	Limited Phase II Environmental Site Assessment (Phase II ESA)
Exhibit D	-	Traffic Impact Analysis (TIA)
Exhibit E	-	Noise Impact Analysis
Exhibit F	-	Phase II Plans/Drawings

Exhibit A – Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UPLAND APPROVING CONDITIONAL USE PERMIT NO. 19-09, SITE PLAN NO. 19-06, DESIGN REVIEW 19-11, AND TENTATIVE TRACT MAP NO. 19-02 (TTM NO. 20299) FOR 26 TOWNHOME UNITS IN SEVEN (7) SEPARATE BUILDINGS ON 1.6 ACRES ON PROPERTY LOCATED AT 1332, 1336 AND 1344 E. 9TH STREET, FURTHER DESCRIBED AS ASSESSOR'S PARCEL NUMBERS 1046-501-07, 08, AND 09.

Intent of the Parties and Findings

WHEREAS, planning entitlement applications have been filed by Matthew Livingston, representative, on behalf of Upland Boat Development, LLC, owner, to construct 26 townhome units in seven (7) separate buildings; and

WHEREAS, the subject site has a General Plan land use designation of Multi-Family Residential Low (MFR-L) and is within the Multi-Family Residential Low (RM-20) zoning district; and

WHEREAS, in conjunction with Conditional Use Permit No. 19-09, the applicant also submitted Site Plan No. 19-06, Design Review 19-11, and Tentative Tract Map No. 19-02 (TTM No. 20299); and

WHEREAS, Upland Municipal Code Section 17.43.050E requires that if one or more permit application is submitted concurrently for a single proposed project, each application shall be acted upon concurrently by the highest review authority. In this case, the highest review authority is the Planning Commission, therefore the Planning Commission will take action on the formal planning entitlements for the project; and

WHEREAS, the Technical Review Committee met and reviewed the project and referred the project to the Planning Commission for their review; and

WHEREAS, the Planning Division on May 14, 2020, mailed the public hearing notice to each property owner within a 300-foot radius of the project site indicating the date and time of the public hearing in compliance with state law concerning the Project;

WHEREAS, the Planning Division on May 15, 2020, published a legal notice in the Inland Valley Daily Bulletin, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning the Project; and

WHEREAS, the Planning Division on May 21, 2020, posted two (2) true and correct copies of the legal notice at the Upland City Hall Bulletin Board and at the Upland Public Library in accordance with the Upland Municipal Code Section 17.46.020;

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on May 27, 2020, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding the proposed project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF UPLAND DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: All of the above recitals are true and correct and incorporated herein by reference.

Section 2. Findings – Conditional Use Permit: In accordance with Upland Municipal Code Section 17.44.040F, Findings for Approval of Conditional Use Permits, and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. Finding - The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses near the subject property.

   Evidence – As a residential land use, and with consideration for the existing land uses within the surrounding setting, the Project is considered to be compatible with the existing land uses and would generate only a limited amount of noise, characteristic of residential uses. The exterior treatments of the Project complement the surrounding environment by incorporating earth toned colors in their design. Utility areas would be screened by landscaping.

2. Finding - The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities.

   Evidence – The 1.6 acre site is physically suitable for the Project in that it is adjacent to existing and planned residential uses and necessary utilities are available to serve the Project. The proposed structures are compatible with the site in that they provide functional and adequate setbacks, with the off street parking and recreation area located within the Project interior.

3. Finding - The proposed use will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of the proposed use.

   Evidence – The design, location, size, and operating characteristics of the project will comply with all City zoning, building, and public improvement standards and, therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposal would introduce two-story buildings in an area predominantly developed with single-story homes and two-story apartments and townhomes, also, the placement of the buildings towards the would reduce building interface with the adjacent

neighbors. Exterior equipment will be properly screened in the rear yards of each unit by fences or painted to match the structures. Parking lot lighting is proposed at a pedestrian scale and will not result in any unnecessary source of glare or contribution to the night sky pollution.

Section 3. Findings – Tentative Tract Map: In accordance with Upland Municipal Code Zoning Ordinance Section 17.44.080F, Findings for Approval of Tentative Tract Maps, and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. Finding: No lots shall be created without frontage on a public street, except lots created in conjunction with approved private access easements.

   Evidence: The one lot subdivision will have street frontage on 9th Street. 9th Street is an east-west collector street extending from the west city limits to the east city limits. It is a two-lane undivided roadway with a speed limit of 30 miles per hour.

2. Finding: The side lines of the lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.

   Evidence: The side lines of all lots run at right angles or radially to the street upon which the lot fronts.

3. Finding: Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except where a deliberate change in the character of the area has been initiated by the adoption of a specific plan, a change in zone or general plan designation.

   Evidence: The one lot subdivision will consist of 1.6 net acres which is larger in measure than existing lots in the surrounding area, which range from approximately 0.2 acres to approximately 0.6 acres. The lot meets the required minimum parcel width of 100 feet.

4. Finding: The site is physically suitable for the proposed type and density of development.

   Evidence: The site is physically suitable for the development, because it is consistent with the General Plan and zoning designations for the site. The site is bordered by single family and multi family dwelling units. Lastly, physical characteristics of the project site are suitable for the intended land use because the proposal will result in a single-family residential infill project with uses that are similar to those surrounding the site. Furthermore, the site has a minimal slope, all public services are available and there are no physical constraints.

5. Finding: The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

   Evidence: The design of the subdivision and· the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because of the design and location of the development. There are no identified wildlife habitats on the site. There are no streams on, or adjacent, to the property. Lastly, all drainage is required to be directed to the City's storm drain system.

6. Finding: The design of the subdivision or type of improvements is not likely to cause problems to the public health, safety, or welfare.

   Evidence: The design of the subdivision and the type of improvements are not likely to cause serious public health problems, because the project site will be served by public sewer and water facilities and the review process of the subdivision has taken those concerns into consideration and has found the proposal in conformance with the City of Upland policies.

7. Finding: The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the review authority may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

   Evidence: The design of the subdivision will not conflict with access easements because there are no access easements associated with or encumbering this property.

8. Finding: The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

   Evidence: a) The size and shape of the proposed lot is adequate to ensure that future development can be designed to accommodate passive or natural heating or cooling opportunities, therefore the subdivision design will support these energy efficient opportunities.

<u>Section 4. Findings – Development Plan (Site Plan and Design Review):</u> In accordance with Upland Municipal Code Zoning Ordinance Section 17.44.030H, Findings for Approval of a Development Plan (Site Plan and Design Review), and based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings:

1. Finding: The design and layout of the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.

Evidence: The design and layout of the project includes the construction of a private drive isle and circulation improvements. The project meets or exceeds required development standards including open space and parking requirements. A traffic analysis was prepared for the project and found that the project would not result in any significant impacts to the surrounding neighborhood. Therefore, the proposed project will not interfere with the use and enjoyment of existing and future neighboring properties and structures.

2. Finding: The proposed architectural design makes use of appropriate materials, texture, and color, and will remain aesthetically appealing and appropriately maintained.

   Evidence: The proposed architectural design makes use of gable pop-outs, varied setbacks and recessed porches, masonry materials and stucco walls in multiple colors that create aesthetically appealing buildings. Conditions of approval are included to ensure the buildings will remain aesthetically appealing and appropriately maintained.

3. Finding: The proposed landscaping design, including color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.

   Evidence: The preliminary landscape plan proposes the use of plant material that provide varied color and texture. The plans shows landscaping that includes a variety of plants materials, distinct in color and size, as well a large number of new trees all of which will be maintained by the property owner. Conditions of approval are included requiring the submittal of Final Landscape and Irrigation plans for review and approval. Therefore, the proposed landscaping design is sufficient in terms of color, location, size, texture, type, and coverage of plant materials, as well as provisions for irrigation, maintenance, and protection of landscaping elements, will complement structures and provide an attractive environment.

4. Finding: The proposed design will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity of the proposed project.

   Evidence: Conditions have been placed on the proposed use which will mitigate any potential impacts created by the use and ensure that the use will not negatively affect the surrounding community. All exterior lighting is subject to conformance with the lighting standards of the City in conformance with Chapter 17.14 of the Upland Municipal Code.

<u>Section 5. Environmental Determination:</u> Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, the proposed project qualifies for a Class 32 Exemption.

A Class 32 Exemption consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.

Based on the analysis presented, the Planning Commission finds that there is substantial evidence that the Project qualifies for an exemption under CEQA Guidelines Section 15332, as a Class 32 urban infill development, and would not have a significant effect on the environment.

Section 6. Determination/Conditions of Approval: In light of the evidence presented at the hearing on this application, and based on the findings set forth above, the Planning Commission hereby finds that the requirements necessary for the approval of the Project, subject to all applicable provisions of the Upland Municipal Code, and the following conditions of approval:

10.0 Planning

10.1 The applicant is hereby approved for Conditional Use Permit No. 19-09, Site Plan No. 19-06, Design Review 19-11, and Tentative Tract Map No. 19-02 (TTM NO. 20299) for 26 townhome units in seven (7) separate buildings on 1.6 acres on property located at 1332, 1336 and 1344 E. 9TH Street, further described as Assessor's Parcel Numbers 1046-501-07, 08, and 09. The project shall be constructed as indicated on the approved site plan on file with the Planning Division. All uses, construction, and operations shall be in accordance with the approved plans on file with the Planning Division. Any changes to the approved plans shall require additional review and approval by the Development Services Director.

10.2 Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of the Project shall expire on May 27, 2022. The Development Services Director may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date. (UMC 17.45.060C).

10.3 Indemnification. Indemnification and Legal Challenge. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold City and its elected officials, officers, contractors serving as City officials, agents, and employees ("Indemnitees") harmless from liability for damage and/or claims for damage for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Conditional Use Permit No. 19-09,

Site Plan No. 19-06, Design Review 19-11, and Tentative Tract Map No. 19-02 (TTM NO. 20299) ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims for damage, as described above, regardless of whether or not the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. The City shall have the right to select counsel of its choice that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge or take any position adverse to the Applicant in connection with such third-party challenge.

10.4 Any site specific condition imposed by the Planning Commission in approving this Project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

10.5 The applicant shall be responsible for notifying the Development Services Department, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.

10.6 A copy of this resolution and signed conditions of approval shall be copied onto the construction plan check plans.

10.7 The applicant and recorded property owner of the property shall submit to the Development Services Department written evidence of agreement with all conditions of this approval before the approval becomes effective.

10.8 Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved.

10.9 It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

10.10 The site shall be kept in a neat manner at all times and the landscaping shall be continuously maintained in a healthy and thriving condition.

10.11 The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

10.12 Prior to demolition activities, the applicant shall apply for and receive a demolition permit from the Building Division.

10.13 The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

10.14 Prior to issuance of a grading permit, a block wall/fencing plan (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Division. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls next to the new walls, and shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

10.15 All walls/fences and exposed retaining walls shall be constructed of decorative materials which include but are not limited to split face block, slump stone, stuccoed block, brick, wood, crib walls or other similar materials as determined by the Development Services Director, but specifically excluding precision block.

10.16 All signs shall be subject to review and approval as required by UMC Chapter 17.15 and shall require a separate application and approval prior to installation of any sign.

10.17 Prior to the issuance of a building permit, a landscape and irrigation plan consistent with the Landscape and Irrigation Ordinance, shall be submitted for City review and approval. The plan shall be designed in a manner that utilizes drought tolerant plants, trees and ground covers and minimizes, if not eliminates the use of turf. The irrigation plan shall utilize drip irrigation and limit the use of spray irrigation. All existing and/or new landscaping shall be installed with automatic irrigation systems. The applicant shall include a Landscape Documentation Package including a Water Efficient Landscape Worksheet. (UMC Chapter 17.15).

10.18 Prior to final inspection, the application shall submit a Certificate of Completion for the landscaping and irrigation installed. Said Certificate of Completion shall be signed by a Certified Landscape Architect who is sponsored by the Council of Landscape Architectural Registration Boards (CLARB).

10.19 All existing ground-mounted appurtenances such as air-conditioning condensers, electrical transformers, backflow devices etc., shall be screened from public view through the use of decorative walls and/or landscaping subject to approval by the Development Services Director or his designee. Details shall be included in the building plans.

10.20 All existing and/or new roof appurtenances such as air-conditioning units, grease hoods, etc. shall be screened from public view. The screening shall be architecturally integrated with the building design and constructed of compatible materials to the satisfaction of the Development Services Director or his designee. Details shall be included in the building plans.

10.21 All lighting shall be shielded so as to be directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. The style, location and height of the lighting fixtures shall be submitted with the building plans and shall be subject to approval by the Development Services Director or his designee.

10.22 It is the property owner's responsibility to ensure that all construction of private property improvements occur on private property. It is the owner's responsibility to identify the property lines and ensure compliance by the owner's agents.

10.23 No storage of trash cans or recycling bins shall be permitted within the public right-of-way.

10.24 Prior to occupancy of a project, all conditions of approval shall be completed to the satisfaction of the Public Works Director and Development Services Director or his designee.

10.25 Prior to issuance of building permits, the following items need to be reviewed by the Development Services Director or his designee:

a. Exterior light fixtures plan for building mounted and parking lot lights;
b. Location of roof equipment and screening (if necessary)
c. Location of backflow preventer device and screening (if necessary)
d. Specific landscaping along the eastern boundary including species, size, and spacing of plants
e. Building and/or Monument Signs
f. Site amenities (i.e. tot lot equipment, storage rooms, open space, pedestrian entry feature)

10.26 The Covenants, Conditions, and Restrictions (CC&Rs) and/or Articles Affecting Real Property Interests are subject to the review and approval of the Development Services Department, Public Works Department and/or the City Attorney. They shall be recorded concurrently with the Final Map or prior to the issuance of building permits, whichever occurs first. A recorded copy shall be provided to the affected City Departments.

10.27 The development shall prohibit all parking of recreation vehicles within the Covenants, Conditions and Restrictions (CC&R's).

10.28 In the event that buried or otherwise unknown cultural resources are discovered during construction, work shall be suspended in the area of the find and a no-work radius established. The City of Upland should be contacted immediately, and appropriate measures shall be developed by qualified archeologist or historian if necessary, at the developer's expense. If the coroner determines the remains are Native American, the Native American Heritage Commission (NAHC) will be contacted and the remains will be left in situ and protected until a decision is made on their final disposition.

10.29 Dust Control Measures:

The following conditions are required to minimize nuisance impacts associated with construction-generated fugitive dust emissions:

a. Reduce the amount of the disturbed area where possible;
b. Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the 20 percent opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control;
c. All dirt stock pile areas should be sprayed daily as needed;
d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SCAQMD;
g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid

as soon as possible after grading unless seeding or soil binders are used;

h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
l. All of these fugitive dust reduction measures shall be shown on grading and building plans; and
m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent capacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SCAQMD Compliance Division prior to the start of any grading, earthwork or demolition.

10.30 Sediment/Erosion Control Measures:

a. To prevent erosion and sedimentation into drainages during construction, an erosion and sedimentation control plan shall be developed and implemented. It shall outline Best Management Practices for short term, temporary stabilization. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., nonmonofilament) rolls, jute or coir netting, and/or other industry standards. Erosion control devices shall be installed and maintained for the duration of the project and until the area is stabilized.
b. Staging of equipment and materials shall occur in designated areas at least 100 feet from the northerly property line.
c. Secondary containment such as drip pans shall be used to prevent leaks and spills of potential contaminants.
d. Washing of concrete, paint, or equipment, and refueling and

maintenance of equipment and vehicles shall occur only in designated areas. These activities will occur at a minimum of 100 feet from the northerly property. Sandbags and/or absorbent pads shall be available to prevent fuel spills and other contaminants from leaving the site.

e. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

10.31 Project Account. This is an actual cost project with a deposit account to which hourly charges are assessed. The developer shall maintain a positive account balance at all times. A minimum balance of $5000 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).

10.32 Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:

a. Annual maintenance and repair. The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
b. Graffiti and debris. The developer shall remove graffiti and debris immediately through weekly maintenance.
c. Landscaping. The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
d. Dust control. The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
e. Erosion control. The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
f. External Storage. The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
g. Metal Storage Containers. The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
h. Screening. The developer shall maintain screening that is visually

attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.

i. Signage. The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a City-approved sign plan.
j. Lighting. The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
k. Parking and on-site circulation. The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan.
l. Any modification to parking and access layout requires Planning Division review and approval. Markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled parking and path of travel, directional signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.
m. Fire Lanes. The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

10.33 Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.

10.34 Water Conservation. Structures shall incorporate interior and exterior water conservation measures (low-flow plumbing, water efficient landscaping, drip irrigation, minimization of turf areas, etc.) as required by the Upland Municipal Code.

10.35 Construction Hours. Construction will be limited to the hours between 7:00 AM and 6:00 PM, Monday through Friday in accordance with the Upland Municipal Code standards. No construction activities are permitted outside of these hours or on Saturdays, Sundays and Federal holidays.

10.36 Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities

Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.

10.37 Access. The access point to the facility shall remain unobstructed at all times, except a driveway access gate, which may be closed after normal working hours.

10.38 All construction equipment must be tuned and maintained in compliance with the manufacturer's recommended maintenance schedule and specifications. All maintenance records for each equipment and their construction contractor(s) should be made available for inspection and remain on-site for a period of at least two years from completion of construction.

10.39 A construction management plan shall be implemented prior to Grading Permit issuance which shall contain the following elements:

- Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Property owners and occupants located within 300 feet of the Project boundary shall be sent a notice, at least 15 days prior to commencement of construction, regarding the construction schedule of the proposed Project. A sign, legible at a distance of 50 feet shall also be posted at the Project construction site. All notices and signs shall be reviewed and approved by the City of Upland Development Services Department, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints.
- Construction noise reduction methods shall include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
- Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- Construction activities shall take place consistent with the City's Municipal Code Chapter 9.40.100(M).

10.40 Lighting Plans. Prior to the issuance of a building permit, the Applicant/Developer shall submit for review and approval to the Development Services Department a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential

development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of the Planning and Building Divisions.

10.41 That the applicant shall provide samples of the exterior color and materials, including but not limited to, a detail of the building perimeter, finishes, hardware, gates, site amenities, and pathways to assure the development has a cohesive design and finish to the satisfaction of the Planning Manager prior to the issuance of any building permits.

20.0 Building

20.1. Provide to the Building Department a soils report, including soil analysis for hazardous chemicals.

20.2. Show ADA path of travel to common areas.

20.3. Plans shall show compliance with the Upland Municipal Code and the 2016 California Building, Mechanical, Electrical, Plumbing, Fire, Energy, and Green Building Codes.

20.4. A Waste Management Plan (WMP) to salvage, reuse, or recycle at least 50% of construction and demolition debris generated by the project shall be prepared in compliance with Municipal Code Section 13.28.620 and the appropriate forms shall be submitted to Waste Management for review and approval prior to permit issuance.

20.5. All construction sites shall be required to provide one 10 cubic yard roll-off bin for every 10,000 square feet for construction and debris materials, all of which shall be removed from the premises at least once per week and taken to an approved solid waste facility.

20.6. The developer is required to arrange for a pre-construction meeting with the Public Works Department prior to the issuance of any permits for work within the public right-of-way or public easements.

20.7. The developer shall be responsible for ensuring that all contractors implement all storm water quality measures.

20.8. Dust control operations shall be performed by the Contractor at the time, location and in the amount required and as often as necessary to prevent the excavation or fill work, demolition operation, or other activities from producing dust in amounts harmful to people or causing a nuisance to persons living nearby or occupying buildings in the vicinity of the work. Dust control shall consist of sprinkling water, use of approved dust preventatives, modifications of operations or any other means acceptable to the Engineer, City of Upland, the Regional Water Quality Control Board (RWQCB), the Air Quality Management District (AQMD), and any Health or

Environmental Control Agency having jurisdiction over the site. The City shall have the authority to suspend all construction operations if, in their opinion, the Contractor fails to adequately provide for dust control.

20.9. The developer shall pay all applicable City of Upland development fees prior to issuance of any permits, including but not limited to the following:

a. All applicable parkland dedication in-lieu fees.
b. All applicable Development Impact Fees and applicable school district fees.

20.10 The developer shall submit the fee on the current fee resolution for the review of the owner agreement and Covenants, Conditions, and Restrictions (CC&Rs), homebuyer notifications, and bond agreements at the time of submittal and shall be responsible for the costs associated with this review.

30.0 Fire

30.1 Building plans shall be submitted to the Fire Department for review and approval. EZOP Online.

30.2 Prior to combustibles being placed on the project site an approved all weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

30.3 Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions, including width, vertical clearance and turnouts.

30.4 Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

30.5 A water system approved by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single-family structure.

30.6 Where an automatic electric security gate is used, an approved Fire Department override switch (Knox Box) is required.

30.7 The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances.

30.8 This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

30.9 Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.

30.10 Access Maintenance Agreement. The applicant shall submit a written agreement signed by the applicant to either provide, or to contract to provide, on-going road maintenance, vegetation maintenance, and snow removal (where applicable) for primary access routes, secondary access routes, and all internal drives, that are not otherwise maintained by a public agency.

30.11 The above referenced project is under the jurisdiction of the San Bernardino County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances and standards of the Fire Department.

30.12 Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the

reason that the Fire Condition Letter should be extended.

30.13 The applicant shall construct and maintain all such roads. In addition, the applicant shall provide to the Fire Department a signed maintenance agreement as detailed in the General Requirement conditions for ongoing road maintenance and snow removal (where applicable). This shall include all primary and secondary access routes that are not otherwise maintained by a public agency.

40.0 Police

40.1 The approved conditions shall be retained on the premises at all times and produced immediately upon request of the Upland Police Department, and City Planning.

40.2 A 6-month review/inspection shall be conducted to ensure permittee's compliance with all operating conditions.

40.3 The Developer, builder, contractors, sub-contractors, and any other persons associated with this project shall adhere to the Upland Municipal Code (UMC) dealing with unnecessary noises under section 9.40.100. Furthermore, prior to the beginning of construction, a sign shall be posted at the entrance of the property educating everyone entering as to the authorized construction times and failure to comply with such requirements will result in an immediate citation for violating the aforementioned UMC section.

40.4 Prior to the issuance of building permits, the project must be enclosed with a 6-FT. high chain link fencing to prevent access to construction areas by the public and to minimize theft of building materials and equipment. All fencing and gates shall meet the approval of the Fire Department and Police Department.

40.5 Units with front and rear drive access shall affix or paint address numbering/lettering in a conspicuous location, free from plant obstruction, and readily visible to emergency services personnel on both front and rear accesses.

40.6 Prior to occupancy all private streets, parking areas, parking lots, and driveways shall be dedicated for off-road traffic, fire lane, soliciting, handicap, and loitering enforcement. The applicant must submit a written request to the City Clerk asking that a resolution from the City Council allow Police Enforcement of the above violations on the property. Once the resolution has been obtained, a sign shall be erected/posted at all access points stating the above listed locations and violations have been dedicated for enforcement by the Upland Police Department.

40.7 Prior to occupancy, the Police Department will conduct an on-site inspection

of the property, checking proper lighting has been installed throughout the property, proper locks on exterior doors and doors leading to the interior are in place and functioning properly. In addition, the Police Department will check that proper addressing/lettering has been installed.

40.8 If security gates are desired at any access points to the project, the Police Department and Fire Department will be provided access by the Knox Submaster System. If gates are not electronically operated, a "KNOX" padlock may be substituted for electrically operated override systems.

40.9 All fencing and gates shall meet the approval of the Fire Department and the Police Department.

40.10 The applicant shall submit for review by the Police Department the design and specifications for all proposed lighting fixtures proposed for the buildings, drive aisles, parkways, parking areas, pathways, and surrounding areas within the development. The fixtures shall be reviewed for quality, aesthetics, illumination values, sustainability values such as LED and shall be decoratively and architecturally consistent with the building design. The number, location, height, style and design shall be reviewed and approved by the Police Department prior to issuance of building permits.

40.11 Submit a Photometric Study providing a minimum of two foot candle all around the structure and surveillance cameras all around the perimeter, common areas, and throughout the parking area, with the ability or resolution to make license plates discernable.

40.12 All exterior doors shall be equipped with a lighting device capable of providing a minimum of two foot-candle of light at ground level.

40.13 All exterior lighting lower than 12 feet from the ground level shall be enclosed in vandal-resistant covers.

40.14 Lighting shall be required in all area of public access.

40.15 Public parking areas and access thereto shall be provided with a maintained minimum of 2 foot candle power of light on the parking surface, from dusk to dawn, or as modified by the Chief of Police, based on documented proof that meeting the 2 foot candle power standard is impractical. Lighting shall be provided through the use of photo cells; use of low pressure sodium fixtures and bulbs is prohibited.

40.16 At a minimum, internally illuminated address signs/numbers are required for each building, to the satisfaction of the Deputy Fire Marshal and the Chief of Police.

40.17 Signs shall comply with all City of Upland sign requirements (UMC 17.15 et

seq.). No more than 50% of the total window area and clear doors shall bear advertising or signs of any sort.

40.18 Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows of this location).

40.19 A digital video surveillance system is required at the premise. It is recommended to have a surveillance video/visual media that shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours. The system shall be able to make license plates discernable. The video system shall cover all ingress and egress points of the parking lots, rec areas, buildings.

40.20 Provide UPD with contact information of person responsible for maintaining video equipment/system and who has access to retrieve and copy surveillance video. The surveillance video/visual media shall be remotely accessible to the Upland Police Department.

40.21 All landscaping must adhere to the 2' 6' rule (all ground cover landscaping must be maintained no higher than 2' from ground level and all lower tree canopy must be maintained no lower than 6' in height from the ground level).

40.22 Graffiti abatement by the business owner/licensee shall be immediate and ongoing on the licensed premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee shall notify the City within 24 hours of any graffiti elsewhere on the property not under the business owner/licensee's control so that it may be abated by the property owner.

40.23 Any vehicles not parked legally may be cited and/or towed if it is in violation of the California Vehicle Code and/or Upland Municipal Code.

40.24 Violation of any of the aforementioned conditions, will result in immediate revocation of the CUP.

50.0 Public Works

SUBDIVISION MAPS (EASEMENTS-MONUMENTS-BONDS)

Map

50.1 The approval of this project is subject to, and contingent upon, the recordation of a Final Map. Said Final Map shall have adequate reservations of public and/or private utility easements and abandonment of existing utility easements to the satisfaction of the Public Works Director.

50.2 The submittal, approval, and recordation of a subdivision map shall be in accordance with the provisions of the State Subdivision Map Act, state and federal laws, and Upland Municipal Code.

Right-of-Way Dedication and Easements

50.3 Relocation of any public water or sewer lines shall be subject to approval by the Public Works Director.

50.4 Additional 4-foot strip of right of way shall be dedicated along the alley as shown on the exhibit. In addition, the triangular piece fronting the gate on Bowen Street shall be dedicated for right of way purposes.

Monuments

50.5 Permanent survey monuments shall be set at the intersection of street centerlines, beginning, and end of curves in centerlines, and at other locations designated by the Director of Public Works/City Engineer. All other centerline monuments shall be in accordance with standard survey practice. A complete set of all street centerline ties (a minimum of three per monument) shall be submitted prior to final project acceptance.

Bonds

50.6 Before the recordation of the Tract Map or the issuance of a permit, a surety shall be posted in a form acceptable to the City. Also accompanying the surety shall be an agreement executed to the satisfaction of the Public Works Director and the City Attorney, guaranteeing completion of all improvements.

STREET IMPROVEMENTS

50.7 All deficient public improvements on Bowen Street and/or Alley shall be upgraded to current City Standards and to the satisfaction of the Public Works Director.

50.8 Handicap ramps conforming to current state and federal standards shall also be constructed at the intersection of 9th street and Alley.

50.9 The developer shall slurry seal the alley frontage prior to occupancy of the last phase of construction.

50.10 Existing improvements damaged during the construction shall be replaced to the City's satisfaction.

50.11 Landscaping and irrigation plans shall be submitted for City review and approval. Drought tolerant and water efficient irrigation system shall be required. Parkway landscaping shall be maintained by the Owner/Developer.

50.12 In accordance with California Building Code, Title 24 and the requirements of the Americans with Disabilities Act (ADA), handicap facilities shall be constructed and existing facilities shall be reconstructed within the project limits, as necessary, in locations specified by the Director of Public Works/City Engineer and the Development Services Director.

UTILITY (WATER – SEWER – ENVIRONMENTAL)

Utility General

50.13 All utility companies (for non-City owned utilities) shall be contacted to establish appropriate easements to provide services to each parcel.

50.14 The Owner/Developer is responsible for research on private utility lines (Gas, Edison, Telephone, Cable, Irrigation, etc.) to ensure there are no conflicts with the site.

50.15 All existing on-site utility lines, if any, that conflict with this project shall be relocated, removed, or sealed to the satisfaction of the Public Works Director.

50.16 Composite Utility Plans shall be submitted before the issuance of a Grading Permit. Any easements will be dedicated to the appropriate Utility Company as required to accommodate the location and maintenance of each facility.

50.17 Developer shall comply with latest State Health Code regulating minimum clear separations among water and sewer lines.

Undergrounding

50.18 All utility plans (Edison, Telephone, and Cable TV, among others) shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public easements.

50.19 The existing overhead utilities (to include all communications cables and SCE distribution lines) on the project site frontage shall be undergrounded in accordance with Upland Municipal Code Title 12. The developer may opt to pay "in lieu fee" for undergrounding and must apply separately for the Public Works Director's consideration.

Environmental

50.20 This project is subject to the General Construction Permit for Storm Water Discharges. The Owner/Developer is required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for construction activities. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and be available at the job site at all times. A copy of the Waste Discharger's Identification Number (WDID) from the SWRCB shall be provided to the City before the issuance of grading or building permits.

50.21 This project is required to submit Project Specific Water Quality Management Plan (WQMP) (reference City of Upland "Construction Stormwater Guidelines" and the County of San Bernardino "Guidelines for New Development and Redevelopment") for review and approval by the City of Upland, Public Works Department, and Environmental Division. The WQMP shall include a description and map of the project along with an outline of structural and non-structural Best Management Practices (BMPs), which apply to the project pursuant to the "New Development and Redevelopment Guidelines." The subject WQMP shall be approved prior to the issuance of grading permit.

Sewer

50.22 Sanitary sewer system(s) shall be constructed pursuant to the City's Master Plan and subsequent studies applicable to the project site, to the satisfaction of the Public Works Director.

50.23 Drainage facilities shall be maintained by the owner/ property owners association.

50.24 City staff will inspect all newly installed sewer mains with the TV camera before acceptance of the line for public improvements.

50.25 Extend any sanitary sewer and water line facilities as necessary to serve the entire development, including the payment of any sewer and water connection fees as determined by the Public Works Director.

50.26 The Owner/Developer shall provide the necessary Sewer Service Backflow Prevention Device as required by the City.

50.27 Developer shall realign/re-route or otherwise protect existing sewer main located within the Infiltration Basin to the satisfaction of Director of Public Works Director.

Water

50.28 All new and upgraded developments shall meet the requirements of Chapter 7 "Municipal Water System," Article VII, of the Upland Municipal

Code. This Code pertains to water system connection fees, water additive fees, and the transfer of water stock to the City of Upland.

50.29 Underground utilities shall maintain a minimum seven-foot setback from the backside of the curb and shall not encroach into the water utility easement, excepting as may be authorized by the Public Works Director subject to special construction methods. As-built plans of all underground utilities, including water facilities, shall be submitted prior to final approval of the development.

50.30 The provision of fire protection water systems, hydrants, and appropriate easements shall be in conformance with the San Bernardino County Fire and Public Works Department Standards.

50.31 Private on-site protection hydrant(s) and water systems shall be installed in accordance with the San Bernardino County Fire and Public Works Department Standards.

50.32 All landscape meter(s) and approved Backflow Device(s) shall be installed and inspected, in accordance with the Public Works Department Standards.

50.33 All water facilities shall be installed outside any driveways and drive approaches, and shall be in accordance with the Public Works Department Standards.

GRADING - STORM DRAIN - EROSION CONTROL

50.34 Storm drain system(s) shall be constructed in accordance with the City's Master Plan applicable to the project site and to the satisfaction of the Public Works Director.

50.35 A hydrology/hydraulics analysis is required to the satisfaction of the Public Works Director. Any offsite drainage, which may impact this development, or additional drainage created by this development, shall be addressed in accordance with the mitigation measures required in the hydrology report before issuance of any permits.

50.36 All drainage shall be directed on-site at the points so indicated upon the subject map/plan (any deviation will require resubmittal to the Technical Review Committee for approval).

50.37 Temporary drainage controls may be required during construction phases as directed by the Public Works Director.

50.38 All catch basins and Storm Drain Inlet Facilities shall be stenciled with the appropriate “No Dumping” message.

50.39 Grading plan shall be prepared and shall conform to the requirements of California Building Code (CBC), latest edition. Said grading plan shall

propose all recommendations contained in the project's geotechnical report.

50.40 An erosion control plan shall be required as directed by the Public Works Director.

50.41 No permanent building construction shall commence until the final grading and improvement plans have been approved, rough grading certified and a building permit issued by the Building Division.

50.42 Owner/Developer shall submit design and calculations and obtain permit and inspection for all development perimeter and retaining walls from the Building Division.

50.43 Owner/Developer is required to prepare Water Conservation Plan for its grading and construction operations in compliance to water conservation mandate by the State of California.

50.44 Control of dust shall be by sprinkling of water, use of approved dust preventatives, modifications of operations or any other means acceptable to the Engineer, City of Upland, the Regional Water Quality Control Board (RWQCB), the AQMD, and any Health or Environmental Control Agency having jurisdiction over the facility. The Engineer shall have the authority to suspend all construction operations if, in their opinion, the Contractor fails to adequately provide for dust control.

50.45 All storm drain catch basins must be in accordance with the Trash Amendments, per Water Code Section 13383, complete with Maintenance Agreement. Please see attached/link for approved list of full capture devices. Developer shall provide for regular maintenance of all catch basins.

Please check all approved devices from the following website.
https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/a1_certified_fcd_rev04aug17.pdf

LANDSCAPING

50.46 Any landscaping proposed within a City utility easement or right of way is subject to approval by the Public Works Director and Development Services Director.

50.47 All landscape and irrigation systems, located in the public parkways, shall be connected to a water supply system that is metered to the property owner.

50.48 The project frontage shall be fully landscaped, including an automatic irrigation system in accordance with a plan subject to review and approval by the Community Development Director and the Public Works Director.

Drought tolerant and water efficient irrigation system shall be required. Parkway landscaping shall be maintained by the Owner/Developer.

50.49 Before the final approval of streetscape plans (landscaping, irrigation systems, walls and/or fences, etc.), the hardscape portion of the plan(s) shall be designed by a registered engineer, and submitted to the Community Services Director for review and approval.

50.50 After City approval of the landscaping plan, the Owner/Developer shall provide 180-day maintenance during the plant establishment period.

50.51 The Owner/Developer shall also:

a) Include in the CC&Rs, provisions for the perpetual maintenance of said parkway(s) by the Property Owners' Association (POA). POA's maintenance responsibility shall commence at the completion of the plant establishment period.

b) Provide for the maintenance of the open space area(s) and/or detention/desiltation basin.

50.52 The Owner/Developer shall provide for maintenance of the landscape areas located along the project frontage that includes parkways.

OTHER AGENCY

50.53 Approval and/or permits may be required from the following agencies among others:

a) San Bernardino County: Flood Control District

STUDIES – REPORTS – CC&Rs

50.54 Geotechnical Report, hydrology and hydraulic studies, traffic impact analysis, and other supporting reports/studies shall be submitted for review together with grading plans and other construction plans are submitted for review and approval.

GENERAL ENGINEERING

50.55 Owner/Developer is required to arrange for a PRE-CONSTRUCTION MEETING with the Public Works Department 72 hours in advance before any permitted work can commence.

50.56 Public improvement plans and grading plans shall be submitted for plan check to the Public Works Department as a complete package. A complete package includes street; sewer, water, grading, drainage, and any appropriate reports and back up documents. Incomplete submittals shall be rejected.

50.57 All plans (including Landscaping Plans) depicting any work to be plan checked by Public Works shall be prepared on 24"x36" on City Standard title block. This includes street, sewer, water grading, storm drain, grading, erosion control, private street design, and landscape plans. "Cut and paste," "sticky-backs," "zip-a-tone," "Kroy lettering," or other tape will not be permitted on mylars.

50.58 As-built plans (including street, sewer, water, and storm drain and grading plans) shall be submitted. Electronic drawing files on compact disc (CD's) shall be submitted to the City for file in the format acceptable by the City.

50.59 All Ordinances, Policy Resolutions, and Standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval.

50.60 No certificate of occupancy, or any other final clearance needed prior to occupancy, shall be given until all other conditions are met.

MISCELLANEOUS CONDITIONS

Other Agency and/or Project

Phases

50.61 The requirements for undergrounding overhead utility lines shall be implemented prior to occupancy.

50.62 Adequate drainage/erosion control shall be provided at all times during each phase of the development (including model/sales trailer sites). Submit appropriate erosion control plans to the Public Works Director for approval.

50.63 The location of the temporary access road each phase shall be approved by the Public Works Director and it shall be paved to the satisfaction of the Public Works Director and County Fire Chief.

END OF CONDITIONS OF APPROVAL

Section 7. Decision: Based on the testimony received by the Planning Commission hereby approves Conditional Use Permit No. 19-09, Site Plan No. 19-06, Design Review 19-11, and Tentative Tract Map No. 19-02 (TTM No. 20299).

Section 8. Inconsistency: If any section, division, sentence, clause, phrase or portion of this resolution or the document in the record in support of this resolution is determined by a court of competent jurisdiction to be invalid, unenforceable, unconstitutional or otherwise void, that determination shall not affect the validity of the remaining sections, divisions, sentences, clauses, phrases of this resolution.

Section 9. Certification: The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this Resolution, and shall cause this Resolution and their certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 27th day of May, 2020.

_____

Robin Aspinall, CHAIR

ATTEST:

_____
Robert D. Dalquest, SECRETARY

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Upland at a special adjourned meeting thereof held on the 27th day of May, 2020, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

_____
Robert D. Dalquest, SECRETARY

Exhibit B – Phase I
Environmental Site Assessment (Phase I ESA)

CONVERSE CONSULTANTS

Phase I Environmental Site Assessment Report

1346 East 9th Street
Upland, California

Converse Project No. 18-41-285-01
December 19, 2018

Prepared For:

Upland 3 Acres, LP and Ridge Crest Real Estate, LLC
1800 South Brand Boulevard, Suite 203
Glendale, California 91204

Prepared By:

Converse Consultants
717 South Myrtle Avenue
Monrovia, California 91016

Converse Consultants
Geotechnical Engineering, Environmental and Groundwater Science, Inspection and Testing Services

December 19, 2018

Mr. Mathew Livingston
Upland 3 Acres, LP and Ridge Crest Real Estate, LLC
1800 South Brand Boulevard, Suite 203
Glendale, California 91204

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**
1346 East 9th Street
Upland, California
Converse Project No. 18-41-285-01

Mr. Livingston:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a Phase I Environmental Site Assessment (Phase I ESA) that was conducted at the referenced property.

A summary of the assessment is presented in the Executive Summary, as well as in Sections 8.0, 9.0, and 10.0 of the report. No Recognized Environmental Conditions were identified during this assessment.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact Sue Krobthong at (626) 930-1224 or Norman S. Eke at (626) 930-1260.

CONVERSE CONSULTANTS

Sue Krobthong
Project Environmental Scientist

Norman S. Eke
Senior Vice President/Managing Officer

717 South Myrtle Avenue, Monrovia, California 91016
Telephone: (626) 930-1200 ♦ Facsimile: (626) 930-1212 ♦ www.converseconsultants.com

Executive Summary

The following is an Executive Summary of the Phase I Environmental Site Assessment (Phase I ESA) that was conducted by Converse Consultants (Converse). Please refer to the appropriate sections of the report for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall prevail.

This report presents the results of the Converse Phase I ESA performed at 1346 East 9th Street in the City of Upland, San Bernardino County, California, referred to as the Property in this report. Converse was retained by Upland 3 Acres, LP and Ridge Crest Real Estate, LLC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical within the scope of an ESA, Recognized Environmental Conditions (RECs) in connection with the Property.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property. However, the following potential environmental concerns were noted:

- The Property conducted woodworking operations from as early as 1950 until at least 1981.
- The Property was is currently used for auto repair and boat repair operations from as early as 1981. Hazardous materials and chemicals are stored at the Property.
- The Property is currently equipped with a paint spray booth which has not been use for at least 10 years.
- The Property was formerly equipped with two (2) underground storage tanks removed in 1989. Closure was granted by the regulatory agency at that time.

It is unknown if the current and former auto repair/boat repair activities have impacted the Property. A *Limited Phase II ESA* is being prepared concurrently with this assessment and is provided under a different cover.

Converse has compiled and reviewed information that was obtained from interviews, document research, and on-site and area reconnaissance to identify potential environmental conditions at the Property, in conformance with the ASTM Standard E: 1527-13 Environmental Site Assessment Standard Practice (ASTM Standard: E1527- 13). This Phase I ESA was conducted during the period of November 16, 2018 to December 19, 2018.

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
3.0	USER PROVIDED INFORMATION & RESPONSIBILITIES	✔					

Copyright 2018 Converse Consultants

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
5.2.5	Summary of Historical Property Use	✔				✔	The Property conducted woodworking operations from as early as 1950 until at least 1981.
5.2.6	Summary of Past Uses of Adjoining Properties	✔					
5.2.7	Summary of Past Uses of the Surrounding Area	✔					
5.3.1	Property Listings	✔				✔	The Property was is currently used for auto repair and boat repair operations from as early as 1981. Hazardous materials and chemicals are stored at the Property. Additionally, the Property was formerly equipped with USTs, which were removed and closed in 1989.
5.3.2	Adjoining Properties	✔					

Copyright 2018 Converse Consultants

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
5.3.3	Other Off-site Locations of Concern	✔					
5.4	Additional Environmental Record Sources	✔				✔	The Property was previously equipped with two (2) USTs which were removed and closed in 1989.
6.3	Interior Observations of Property	✔				✔	The Property is currently equipped with a paint spray booth which has not been in use for at least 10 years.
6.4	Exterior Observations of Property	✔					
6.5	Current Uses of Adjoining Properties	✔					
6.6	Current Uses of Surrounding Area	✔					
7.0	INTERVIEWS	✔					

Copyright 2018 Converse Consultants

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Purpose and Scope of Services 1

1.2 Non-Scope Considerations 1

1.3 Significant Assumptions 2

1.4 Limitations and Exceptions 2

1.5 Special Terms and Conditions 3

1.6 Reliance 3

2.0 PROPERTY DESCRIPTION 4

3.0 USER PROVIDED INFORMATION & RESPONSIBILITIES 7

3.1 Requested Documents and Information 7

3.2 User Provided Information 7

3.2.1 Environmental Cleanup Liens 8

3.2.2 Activity and Use Limitations 8

3.2.3 Specialized Knowledge or Experience 8

3.2.4 Reason for Significantly Lower Purchase Price 8

3.2.5 Commonly Known or Reasonably Ascertainable Information 9

3.2.6 Obviousness of Contamination 9

3.3 Continuing Obligations 9

4.0 OWNER PROVIDED INFORMATION 10

5.0 RECORDS REVIEW 11

5.1 Physical Setting 11

5.2 Historical Review 11

5.2.1 Aerial Photograph and Map Review 11

5.2.2 Building Permit Review 13

5.2.3 City Directories 14

5.2.4 Data Failure 15

5.2.5 Summary of Historical Property Use 15

5.2.6 Summary of Past Uses of Adjoining Properties 15

Copyright 2018 Converse Consultants

5.2.7 Summary of Past Uses of the Surrounding Area 15
5.3 Results of Environmental Records Sources Review 16
5.3.1 Property Listings 16
5.3.2 Adjoining Properties 19
5.3.3 Other Off-site Locations of Concern 21
5.3.4 Orphan Listings 21
5.4 Additional Environmental Record Sources 22
6.0 PROPERTY RECONNAISSANCE 25
6.1 Methodology 25
6.2 Limiting Conditions 25
6.3 Interior Observations of Property 25
6.4 Exterior Observations of Property 27
6.5 Current Uses of Adjoining Properties 30
6.6 Current Uses of Surrounding Area 31
7.0 INTERVIEWS 32
8.0 FINDINGS 33
9.0 OPINION 35
10.0 CONCLUSIONS AND RECOMMENDATIONS 36
11.0 DEVIATIONS AND LIMITATIONS 37
12.0 ADDITIONAL NON-SCOPE SERVICES 38
13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 39
14.0 LIST OF PREPARERS 40
15.0 REFERENCES 42

TABLE OF APPENDICES

Appendix A - Application for Authorization to Use
Appendix B - Property Plans
Appendix C - Pertinent Property Photographs
Appendix D - Historical Information: Aerials, Maps & City Directory
Appendix E - Regulatory Database Report

Copyright 2018 Converse Consultants

Appendix F - SBCFD Records

Copyright 2018 Converse Consultants

1.0 INTRODUCTION

1.1 Purpose and Scope of Services

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed at 1346 East 9th Street in the City of Upland, San Bernardino County, California, referred to as the Property in this report. Converse was retained by Upland 3 Acres, LP and Ridge Crest Real Estate, LLC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the American Society of Testing and Materials (ASTM) Standard Practice as the presence or likely presence of any hazardous substances or petroleum products in, at or on a property due to any release to the environment; under conditions indicative of a release to the environment; under conditions that pose a material threat of a future release to the environment.

This Phase I ESA was completed in accordance with our proposal dated November 16, 2018. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E1527-13 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI.

- Interviews with the Property owner representatives
- Property and vicinity reconnaissance
- Review of regulatory agency records
- Description of physical setting
- Historical review
- Interviews with public agency personnel
- Preparation of this report

1.2 Non-Scope Considerations

There are a number of non-scope issues which are sometimes assessed concurrently with a Phase I ESA. Unless specifically agreed in the contract proposal documents, these non-scope considerations are not included as part of the Phase I ESA.

Copyright 2018 Converse Consultants

Examples of non-scope issues include:

- Asbestos-containing Building Materials
- Biological Agents
- Cultural & Historic Resources
- Diffuse Anthropogenic Pollution
- Ecological Resources
- Endangered Species
- Health & Safety
- Indoor Air Quality
- Industrial Hygiene
- Lead-base Paints
- Lead in Drinking Water
- Mold
- Non-liquid Polychlorinated Biphenyls
- Radon
- Regulatory Compliance
- Wetlands

1.3 Significant Assumptions

No assumptions were made for this assessment that need to be noted as significant.

1.4 Limitations and Exceptions

The following limitations and exceptions were encountered during the course of this assessment:

- Access to the residential structure located on the northwest corner was not provided. Based on the current use of this structure, this limitation is not deemed significant.

Copyright 2018 Converse Consultants

1.5 Special Terms and Conditions

No other users were identified.

1.6 Reliance

This report is for the sole benefit and exclusive use of Upland 3 Acres, LP and Ridge Crest Real Estate, LLC in accordance with the terms and conditions attached to our proposal under which these services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. The Scope of Services associated with the report was designed solely in accordance with the objectives, schedule, budget, and risk-management preferences of Upland 3 Acres, LP and Ridge Crest Real Estate, LLC.

This report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Property. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the Property. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation of the property at the time of the assessment. Also, events may occur after the Property visit, which may result in contamination of the Property. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

Any reliance on this report by Third Parties shall be at the Third Party's sole risk. Should Upland 3 Acres, LP and Ridge Crest Real Estate, LLC wish to identify any additional relying parties not previously identified, a completed Application of Authorization to Use (see Appendix A of this report) must be submitted to Converse Consultants.

Copyright 2018 Converse Consultants

2.0 PROPERTY DESCRIPTION

Item	Comment
Current Use(s) of the Property	The Property is owned by Mr. Robert L. Baum, operated as Rode's Way Boats, Inc., a boat and auto repair facility. In addition to Rode's Way Boats, Inc., the Property is also utilized for residential purposes. According to regulatory research, the Property addresses appear to be interchanged from 1344, 1346 and 1364 East 9th Street. These addresses were researched as part of this assessment. A Property location map and a field generated Property plan are provided in Appendix B. Pertinent Property photographs are provided in Appendix C.
Location and Legal Description	The Property is located on the south side of East 9th Street, approximately 0.9 miles north of the 10 Freeway (San Bernardino Freeway). The Property consists of one (1) parcel and is approximately 1.22 acres. The San Bernardino County Assessor's Parcel Number for the Property is 1046-501-09. The legal description of the Property is described as the following: BOWEN AND BYERS SUB W 100 FT E 104 FT LOTS 21 22 AND 23 AND W 108 FT LOT 23 AND W 108 FT S 45 FT LOT 22 EX FLOOD CONTROL AND N 1/2 ST VAC ADJ SLY
Zoning Information	According to the City of Upland, Planning Department, the zoning for the Property is C/I-MU, which is defined as Commercial-Industrial Mixed Use.

Copyright 2018 Converse Consultants

Item	Comment
Property Characteristics	The Property is an irregular shaped parcel containing approximately 1.22 acres. The Property is generally level and the majority of the Property is covered with an asphalt-paved parking. The Property is developed with three (3) structures located on the northwest corner and southern portions of the Property. The Property structure located on the northwest corner is used for residential purposes. The Property structures located on the southern portion of the Property is occupied by Rode's Way Boats and includes a storage/general store area and steel warehouse. The Property fronts onto East 9th Street to the north Properties in the general area are used for residential uses or are undeveloped.
Description of Property Structure(s)	There are three (3), single-story buildings located on the Property. Building materials include drywall, vinyl floor tile, carpet, and ceiling tiles. The warehouse area consisted of a concrete floor and open ceiling. Access to the residential structure located on the northwest corner of the Property was not granted.
The following services were present at the Property at the time of the assessment.	
Electricity:	Southern California Edison
Gas:	Southern California Gas Company
Potable Water:	Monte Vista Water District
Sanitary Sewer:	City of Upland

Copyright 2018 Converse Consultants

Item	Comment
Heating, Ventilation, Air Conditioning (HVAC):	Roof Mounted Units
Solid Waste:	Burrtec

Copyright 2018 Converse Consultants

3.0 USER PROVIDED INFORMATION & RESPONSIBILITIES

3.1 Requested Documents and Information

The ASTM E1527-13 specifies that the User, Upland 3 Acres, LP and Ridge Crest Real Estate, LLC provide any helpful documents that may be available, as listed below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded Activity Use Limitations (AULs)
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

No documents were provided for review.

3.2 User Provided Information

Section 6 of ASTM E1527-13 outlines specific User's responsibilities. This information will help identify the possibility of RECs in connection with the Property. The ASTM Standard provides a questionnaire to help the User to comply with the statutory

Copyright 2018 Converse Consultants

requirements to perform tasks which would help identify RECs. Converse included the questionnaire as Attachment A to our proposal. In general, any Users should make Converse aware of information they have regarding the following:

- Environmental Cleanup Liens filed or recorded against the Property
- Activity and land use limitations that are in place on the Property or have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the Legal Liability Protections (LLP)
- Relationship of the purchase price to fair market value of the Property if it were not contaminated
- Commonly known or reasonably ascertainable information about the Property
- The degree or obviousness of the presence or likely presence of contamination at the Property, and the ability to detect this contamination by appropriate investigation.

3.2.1 Environmental Cleanup Liens

The User had no information regarding environmental cleanup liens or title records.

3.2.2 Activity and Use Limitations

The User did not have any information indicating they were aware of any AULs.

3.2.3 Specialized Knowledge or Experience

The User did not have any information indicating they had specialized knowledge or experience related to the Property or nearby property.

3.2.4 Reason for Significantly Lower Purchase Price

Converse has no information regarding the purchase price of the Property or comparable properties. The User has not indicated to Converse that there is any conclusion that there was a lower purchase price because of known or suspected

Copyright 2018 Converse Consultants

contamination at the Property.

3.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not have any information about past uses, specific chemicals at the Property, past spills, environmental cleanup or other reasonably ascertainable information regarding the Property.

3.2.6 Obviousness of Contamination

The User did not have any information based on their knowledge or experience that would be obvious indicators of contamination on the Property.

Unless specifically stated otherwise in the Scope of Services, the purpose of this Phase I ESA was to qualify for the landowner liability protections to CERCLA Liability as described in ASTM E1527-13.

Business risk unrelated to the CERCLA innocent landowners defense are only assessed as specifically agreed in the Scope of Services and discussed in Section 11.0, Additional Non-Scope Services, of this report.

3.3 Continuing Obligations

In order to assert a LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices, stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-13 and AAI. Anyone seeking LLP protections should take independent action beyond this Phase I ESA to perfect their position.

Copyright 2018 Converse Consultants

4.0 OWNER PROVIDED INFORMATION

The ASTM E1527-13 specifies that the Property owner and the Key Site Manager provide any helpful documents that may be available as listed below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports

- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded AULs
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

No information was provided by the Property owner.

Copyright 2018 Converse Consultants

5.0 RECORDS REVIEW

5.1 Physical Setting

Item	Comments
Physical Setting:	The Property is located approximately 1,202 feet above mean sea level with surface topography sloping towards the southwest (United States Geological Survey [USGS] Topographic Map, Guasti, California, 2015).
Geology:	The Property is underlain by marine and non marine (continental) sedimentary rocks of the Pleistocene-Holocene age (Division of Mines and Geology, Geologic Map of California, 2010).
Groundwater:	According to information obtained from Regional Water Quality Control Board for a site located approximately 0.5 mile east (720 East 9th Street), groundwater in the vicinity of the Property is expected to be encountered at a depth of 540 feet below ground surface (bgs) and generally flows to a southwesterly direction.
Potable Water Supply:	Potable water is supplied by the City of Upland.

5.2 Historical Review

5.2.1 Aerial Photograph and Map Review

Available historical aerial photographs and historical maps, which were provided by Environmental Risk Information Services (ERIS), were reviewed.

A summary of the review is provided in the following table. Copies of the aerial photographs and maps are provided in an appendix to this report.

Copyright 2018 Converse Consultants

Table 1 – Historical Resource Review

Property	Adjoining Properties	General Vicinity
1897, 1900, 1903 Topographic Maps		
Undeveloped	Undeveloped	Undeveloped with scattered residential dwellings.
1928 Fire Insurance Map		
Undeveloped	Undeveloped; Residential	Undeveloped; Residential
1930 Aerial Photograph, 1930, 1932 Fire Insurance Maps, 1933 Topographic Map, 1933,1938 Aerial Photographs		
Undeveloped	Undeveloped; Residential	Undeveloped; Residential
1942 Topographic Map, 1948 Aerial Photograph		
Undeveloped	Undeveloped; Residential	Undeveloped; Residential
1950 Fire Insurance Map, 1952 Aerial Photographs, 1954 Topographic Map, 1955 Fire Insurance Map, 1959 Aerial Photograph		
The northern portion of the Property is developed as a dwelling. The southern portion is developed as a wood working garage and smaller sheds.	Undeveloped; Residential	Undeveloped; Residential
1966 Aerial Photograph, 1967 Topographic Map		

Copyright 2018 Converse Consultants

Property	Adjoining Properties	General Vicinity
No significant changes from the previous maps and photographs.	Undeveloped; Residential	The Property is located in an urban area.
1973 Topographic Map, 1975, 1980 Aerial Photographs		
No significant changes from the previous maps and photographs.	Undeveloped; Residential	The Property is located in an urban area.
1981 Topographic Map, 1985 Aerial Photograph		
The Property is developed with the current structures.	Undeveloped; Residential	The Property is located in an urban area.
1994, 2002, 2005, 2010 and 2012 Aerial Photographs, 2015 Topographic Map		
The Property is developed with the current structures.	Undeveloped; Residential	The Property is located in an urban area.

5.2.2 Building Permit Review

Available building permits were reviewed at the City of Upland, Department of Building & Safety. A chronological summary is provided below.

Date	Comments
1946	Building Permit - Wood shop building (1346 East 9th Street).
1955	Building Permit - Dwelling and garage (1364 East 9th Street)
1979	Building Permit - Steel storage and shop building (1346 East 9th Street).

Copyright 2018 Converse Consultants

Date	Comments
2003	Building Permit - Building alternations on a dwelling (1364 East 9th Street).

5.2.3 City Directories

A city directory search was completed on the Property by ERIS. The complete city directory is provided in Appendix E, Historical Research.

The Property was identified under the following listings in the directories published during the years indicated.

The adjacent properties were identified as either residential or commercial uses in the city directories from 1971 through the present.

Table 2 – City Directory Summary

Listing	Year
1344 East 9th Street	
McCully WM	1976
1346 East 9th Street	
McCully Woodworking	1971, 1976
Future Fabrication, Future Marine	1981, 1986, 1991, 1996, 2001
Rode's Way Boats	2012, 2018
1364 East 9th Street	

Copyright 2018 Converse Consultants

Listing	Year
Residential	1971, 1976, 1981, 1986, 1991, 2001, 2012, 2018

5.2.4 Data Failure

Historical information regarding the Property indicated the Property was undeveloped land as early as 1897. Therefore, no historical data failure occurred during this assessment.

5.2.5 Summary of Historical Property Use

According to historical sources, the Property was undeveloped from as early as 1897 until at least 1950 when the northern portion of the Property was developed with a dwelling and the southern portion was developed as a woodworking garage. By 1981, the Property appeared to be developed with the current structure and occupied by auto/boat repair operations.

5.2.6 Summary of Past Uses of Adjoining Properties

According to historical sources, the Property appeared to be undeveloped from as early as 1897. By 1928, increased residential developments occurred on the adjoining properties to the north and east.

5.2.7 Summary of Past Uses of the Surrounding Area

According to historical sources, the Property appeared to be located in an undeveloped area with scattered residential dwellings from as early as 1897. By 1928, increased residential developments occurred. By 1966, the general vicinity of the Property was located in an urban area.

Copyright 2018 Converse Consultants

5.3 Results of Environmental Records Sources Review

An ERIS Database Report prepared specifically for the Property, adjoining properties and other off-site locations of concern. The search included queries to the following databases for cases within specified ASTM search distances. A copy of the database report is provided in an appendix to this report.

5.3.1 Property Listings

The Property was identified on the following databases on the regulatory database report:

- Future Marine and Fabrication, Inc., at 1346 East 9th Street was identified on the San Bernardino Certified Public Agency (CUPA), Emissions and twice on the HAZNET (manifest) databases.
- 1346 East 9th Street was identified twice on the Historical Manifest database.
- Rodes Way Boats, Inc., was identified on the HAZNET database.
- Future Marine at 1364 East 9th Street, was identified on the Historical Hazardous Substance database and Historical Tank databases. Closure was granted by the SBCFD. Further discussed in Section 5.4.

Target Property Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
SANBERN CUPA	FUTURE MARINE & FAB INC	1346 E 9TH ST, UPLAND, CA, 91786	0.00/-	3.0	Inactive Hazardous Materials Handler and Waste Generator. Last updated 9/30/ 2009. No violations noted.

Copyright 2018 Converse Consultants

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
EMISSIONS	FUTURE MARINE & FABRICATION IN	1346 E 9TH ST, UPLAND, CA, 91786	0.00/-	3.0	No violations noted.
HIST MANIFEST		1346 E NINTH STREET, UPLAND, CA, 917860000	0.00/-	3.0	Waste manifested included unspecified solvent mixture. No violations noted.
HIST MANIFEST		1346 E 9TH ST, UPLAND, CA, 917860000	0.00/-	3.0	Waste manifested included waste oil and mixed oil, unspecified solvent mixture and oxygenated solvents. No violations noted.
HAZNET	1X FUTURE MARINE & FABRICATION	1346 E 9TH ST, UPLAND, CA, 917860000	0.00/-	3.0	No violations noted.

Copyright 2018 Converse Consultants

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HAZNET	FUTURE MARINE AND FABRICATION INC.	1346 E NINTH STREET, UPLAND, CA, 917860000	0.00/-	3.0	Waste manifested included unspecified solvent mixture, hydrocarbon solvents, oxygenated solvents, unspecified solvent mixture, other organic solids, waste oil and mixed oil and off specification, aged or surplus organics. No violations noted.
HAZNET	RODES WAY BOATS INC	1346 E 9TH ST, UPLAND, CA, 917865505	0.00/-	3.0	Waste manifested included unspecified solvent mixture. No violations noted.
HHSS	FUTURE MARINE	1364 EAST NINTH STREET, UPLAND, CA, 91786	0.02/ NE	5	Tank installed in 1979 and removed in 1989. Closure was granted by the SBCFD. Further discussed in Section 5.4.

Copyright 2018 Converse Consultants

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
HIST TANK	FUTURE MARINE	1364 EAST NINTH STREET, UPLAND, CA,	0.02/ NE	5	As previously discussed.

5.3.2 Adjoining Properties

The adjoining property to the south, 1337 Bowen Street, was identified on the following databases on the regulatory database report:

- California Concrete Products/Paragon Building Products, formerly located at 1337 Bowen Street was identified on the San Bernardino CUPA, Emissions, Facility Registry Service/Facility Index (FINDS/FRS), Historical Tank, HAZNET and a closed Leaking Underground Storage databases. This site reportedly experienced a release of diesel which impacted the soil only on April 2, 1994 during tank closure activities. The release was granted closure on October 19, 1994. Based on the current regulatory status, these listings are not an environmental concern to the Property.

Surrounding Properties Summary

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
SANBERN CUPA	CALIFORNIA CONCRETE PRODUCTS	1337 BOWEN ST, UPLAND, CA, 91786	0.00/ SSE	-4.0	South

Copyright 2018 Converse Consultants

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
EMISSIONS	CAL CONCRETE PRODS INC	1337 BOWEN AVE, UPLAND, CA, 91786	0.00/ SSE	-4.0	South
FINDS/FRS	PARAGON BUILDING PRODUCTS	1337 BOWEN ST, UPLAND, CA, 91786	0.00/ SSE	-4.0	South
HHSS	CALIFORNIA CONCRETE PRODUCTSI	1337 BOWEN ST., UPLAND, CA, 91786	0.00/ SSE	-4.0	South
HIST TANK	CALIFORNIA CONCRETE PRODUCTS,I	1337 BOWEN ST., UPLAND, CA,	0.00/ SSE	-4.0	South
HAZNET	CALIFORNIA CONCRETE PRODUCTS	1337 BOWEN ST, UPLAND, CA, 917860000	0.00/ SSE	-4.0	South

Copyright 2018 Converse Consultants

Database	Site Name	Address	Dist. (mi) / Dir.	Elev. diff. (ft)	Comments
LUST	PARAGON BUILDING PRODUCTS	1337 BOWEN ST, UPLAND, CA, 91786	0.04/ SE	-6.0	South

5.3.3 Other Off-site Locations of Concern

Other off-site locations of concern identified by ERIS within a maximum one-mile radius from the Property included waste generators, permitted underground storage tank (UST) sites and an Envirostor site.

The potential for environmental concern to the Property from the remaining off-site locations appears to be low due to one or more of the following: location with respect to direction of regional groundwater, type of regulatory listing, no indication of leak/spill, and/or responsible parties identified.

5.3.4 Orphan Listings

The database report identified 6 orphan listings. The locations of sites that were identified by address were found to be in the general vicinity of the Property; however, due to distance, location with respect to the direction of regional groundwater, and/or type of listing were determined to have a low potential for environmental concern to the Property.

Other orphan sites were identified only by street name. These street names were found in the general vicinity of the Property; however, the specific site locations could not be determined. These orphan sites appeared to have a low potential for environmental concern to the Property due to one or more of the following: type of regulatory listing; type of resource (soil) affected, location with respect to the direction of regional groundwater, distance from the Property; status of the case; remedial efforts being directed by a regulatory agency; and/or potential responsible parties have been identified.

Copyright 2018 Converse Consultants

5.4 Additional Environmental Record Sources

Federal Agencies

Federal Agencies	
Source	**Comments**
U.S. Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA)	PHMSA online mapping system for gas transmission pipelines and hazardous liquid pipelines on the Property or adjacent properties was reviewed (https://www.npms.phmsa.dot.gov/PublicViewer/). No pipelines were identified on the Property or adjacent properties.

State Agencies

State Agencies	
Source	**Comments**
California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC)	No information regarding the Property was on file with DTSC. The Envirostor website (http://www.envirostor.dtsc.ca.gov/public/) was reviewed for information, and the Property was not listed in the database.
Cal/EPA, Regional Water Quality Control Board (RWQCB)	No information regarding the Property The Geotracker website (http://geotracker.waterboards.ca.gov/) was reviewed for information, and the Property was not listed in the database.

Copyright 2018 Converse Consultants

State Agencies	
Source	**Comments**
California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR)	According the DOGGR Well Finder database, there are no oil or gas wells located on the Property or adjacent properties.

Local Agencies

Source	Comments
South Coast Air Quality Management District (SCAQMD)	The following documents were on file with the SCAQMD: • Permit to Operate (PTO) a spray paint booth and solvent was issued in 1986 to Future Marine & Fabrication, Inc. • Notice to Comply - Repair or replace the pressure gauge on the spray booth and maintain it in good operating condition on December 5, 2002. Returned to compliance on January 17, 2003. • Notice to Comply - Record keeping on May 26, 2004. Returned to Compliance on June 8, 2004.

Copyright 2018 Converse Consultants

Source	Comments
San Bernardino County Fire Department	The following documents were on file with the SBCFD: • Underground Storage Tank Removal - Closure Letter issued by the SBCFD dated March 16, 1989. • According to records reviewed, the Property was equipped with two (2) 4,000-gallon USTs (diesel, gasoline). Three (3) samples were obtained at the bottom of the tank hold upon removal. Samples were analyzed for total petroleum hydrocarbons (EPA Method 8015). All samples were non-detect.

Copyright 2018 Converse Consultants

6.0 PROPERTY RECONNAISSANCE

6.1 Methodology

On November 27, 2018, Converse visited the Property to evaluate present use and to identify observable environmental conditions at the Property. Our methodology involved walking the perimeters, center lines, and accessible interior areas of the buildings while noting observed evidence of present and potential environmental concerns

A field-generated map is provided in Appendix B. Pertinent Property photographs are provided in Appendix C.

6.2 Limiting Conditions

Converse's findings are based on the Property conditions observed on Tuesday November 27, 2018.

6.3 Interior Observations of Property

During our Property visit, Converse made the following observations of the interior of the Property's building(s):

Copyright 2018 Converse Consultants

Table 3 – Interior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	✔		55-gallon drums of waste oil, fresh oil and waste coolant was observed in the shop area. The Property is equipped with a water based parts washer. All drums were stored above secondary containment. No evidence of releases or staining was observed.
Storage Tanks & Related Equipment:		✔	
Odors:		✔	
Standing Surface Water or Other Pools of Liquid:		✔	
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	✔		See above.

Copyright 2018 Converse Consultants

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	✔		The Property is equipped with two (2) above ground hydraulic lifts. No stains or releases were observed.
Heating/Cooling System:	✔		Wall mounted units.
Stains or Corrosion on Floors, Walls or Ceilings:		✔	
Drains and Sumps		✔	

Additional Comments

In addition to the above items, Converse also observed the following:

- The Property is equipped with a spray paint booth that is currently used as a collection area for hazardous wastes. According to on-site interviews, the spray paint booth has not been used for at least 10 years.
- New oil was observed in the retail shop for re-sell.
- Cars and boats were parked in the Interior areas of the shop area.

6.4 Exterior Observations of Property

During our Property visit, Converse made the following observations of the exterior of the Property:

Copyright 2018 Converse Consultants

Table 4 – Exterior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:		✔	
Storage Tanks & Related Equipment:		✔	
Odors:		✔	
Standing Surface Water or Other Pools of Liquid:			
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:		✔	
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):		✔	
Pits, Ponds, or Lagoons:		✔	

Copyright 2018 Converse Consultants

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Stained Soil or Pavement:		✔	
Stressed Vegetation (other than from insufficient water):		✔	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:		✔	
Waste Water or any discharge (including storm water) into a Drain, Ditch, or Stream on or Adjacent to the Property:		✔	
Wells (active, inactive, or abandoned):		✔	
Septic Systems or Cesspools:		✔	
Prior Structures:		✔	

Copyright 2018 Converse Consultants

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Roads, Tracks, Railroad Tracks or Spurs:	✔		East 9th Street is located to the north.

Additional Comments

In addition to the above items, Converse observed the following:

- Cars and boats were parked throughout the exterior areas.

6.5 Current Uses of Adjoining Properties

Based on our research and observations during our Property visit, the Property is bordered by the following:

Table 5 – Adjoining Property Use

Direction	Current Development
North:	East 9th Street followed by a multi-family residential development (1337 East 9th Street).
Northeast:	Residential dwelling (1336 East 9th Street) and a storage warehouse (1332 East 9th Street).
Northwest:	East 9th Street followed by a multi-family residential development (1337 East 9th Street).
South:	Undeveloped land.
Southeast:	Bowen Street followed by a residential dwelling (1356 Bowen Street).

Copyright 2018 Converse Consultants

Direction	Current Development
Southwest:	Undeveloped land.
East:	An alleyway followed by residential dwellings 1356 East 9th Street and 1359 Bowen Street).
West:	Undeveloped land.

6.6 Current Uses of Surrounding Area

Based on our research and observations during our Property visit, the surrounding area of the Property consists of residential and light commercial and industrial properties.

Copyright 2018 Converse Consultants

7.0 INTERVIEWS

Interview:	Comments:
Property Owner:	Mr. Joel Rode, representative of the Property owner was interviewed during the Property reconnaissance. Mr. Rode was unaware of any environmental concerns at the Property. According to Mr. Rode, all operations conducted at the Property are small scale. The Property is currently not equipped with any USTs, ASTs or wastewater clarifiers.
Tenant/ Occupant:	The tenant/occupant is also the Property owner.
State or Local Government Officials:	Other than the information in Section 5.4, no additional information could be provided.
Owners and Occupants of Neighboring Sites:	No interviews of owners or occupants of neighboring sites were conducted.

Copyright 2018 Converse Consultants

8.0 FINDINGS

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

The Property is located on the south side of East 9th Street, approximately 0.9 miles north of the 10 Freeway (San Bernardino Freeway).

The Property is owned by Mr. Robert L. Baum, operated as Rode's Way Boats, Inc., a boat and auto repair facility. In addition to Rode's Way Boats, Inc., the Property is also utilized for residential purposes.

According to regulatory research, the Property addresses appear to be interchanged from 1344, 1346 and 1364 East 9th Street. These addresses were researched as part of this assessment.

During the Property reconnaissance, 55-gallon drums of waste oil, fresh oil and waste coolant was observed in the shop area. The Property is also equipped with a water based parts washer. All drums were stored above secondary containment. No evidence of releases or staining was observed.

The Property is equipped with two (2) above ground hydraulic lifts. No stains or releases were observed.

The Property is equipped with a spray paint booth that is currently used as a collection area for hazardous wastes. According to on-site interviews, the spray paint booth has not been used for at least 10 years.

According to historical sources, the Property was undeveloped from as early as 1897 until at least 1950 when the northern portion of the Property was developed with a dwelling and the southern portion was developed as a woodworking garage. By 1981, the Property appeared to be developed with the current structure and occupied by auto/ boat repair operations.

According to records reviewed, the Property was equipped with two (2) 4,000-gallon USTs (diesel, gasoline) USTs from 1979 until 1989. Three (3) samples were obtained at the bottom of the tank hole upon removal in 1989. Samples were analyzed for Total

Copyright 2018 Converse Consultants

Petroleum Hydrocarbons (EPA Method 8015). All samples were non-detect. A Closure Letter was issued by the SBCFD dated March 16, 1989 for the previous USTs located at the Property.

The Property was identified on the following databases on the regulatory database report:

- Future Marine and Fabrication, Inc., at 1346 East 9th Street was identified on the San Bernardino Certified Public Agency (CUPA), Emissions and twice on the HAZNET (manifest) databases.
- 1346 East 9th Street was identified twice on the Historical Manifest database.
- Rodes Way Boats, Inc., was identified on the HAZNET database.
- Future Marine at 1364 East 9th Street, was identified on the Historical Hazardous Substance database and Historical Tank databases. Closure was granted by the SBCFD, as previously discussed above.

The adjoining property to the south, 1337 Bowen Street, was identified on the following databases on the regulatory database report:

- California Concrete Products/Paragon Building Products, formerly located at 1337 Bowen Street was identified on the San Bernardino CUPA, Emissions, Facility Registry Service/Facility Index (FINDS/FRS), Historical Tank, HAZNET and a closed Leaking Underground Storage databases. This site reportedly experienced a release of diesel which impacted the soil only on April 2, 1994 during tank closure activities. The release was granted closure on October 19, 1994. Based on the current regulatory status, these listings are not an environmental concern to the Property.

Copyright 2018 Converse Consultants

9.0 OPINION

The current and historical uses of the Property are not considered RECs, however the following environmental concerns were noted:

- The Property conducted woodworking operations from as early as 1950 until at least 1981.
- The Property is currently used for auto repair and boat repair operations from as early as 1981. Hazardous materials and chemicals are stored at the Property.
- The Property is currently equipped with a paint spray booth which has not been use for at least 10 years.
- The Property was formerly equipped with two (2) underground storage tanks removed in 1989. Closure was granted by the regulatory agency at that time.

The identification of the Property on the regulatory database report is a not REC based on the lack of documented releases and current status.

The current and historical uses of the adjoining properties are not RECs.

The identification of the adjoining property to the south is not a REC based on the current status.

No significant data gaps were identified that affect the ability of the Environmental Professional (EP) to identify any RECs.

No unusual circumstances exist where greater certainty is required regarding RECs.

Copyright 2018 Converse Consultants

10.0 CONCLUSIONS AND RECOMMENDATIONS

Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for 1346 East 9th Street, City of Upland, San Bernardino County, California. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property. However, the following potential environmental concerns were noted:

- The Property conducted woodworking operations from as early as 1950 until at least 1981.
- The Property was is currently used for auto repair and boat repair operations from as early as 1981. Hazardous materials and chemicals are stored at the Property.
- The Property is currently equipped with a paint spray booth which has not been use for at least 10 years.
- The Property was formerly equipped with two (2) underground storage tanks removed in 1989. Closure was granted by the regulatory agency at that time.

It is unknown if the current and former auto repair/boat repair activities have impacted the Property. A *Limited Phase II ESA* is being prepared concurrently with this assessment and is provided under a different cover

Copyright 2018 Converse Consultants

11.0 DEVIATIONS AND LIMITATIONS

The following limitations and exceptions were encountered during the course of this assessment:

- Access to the residential structure located on the northwest corner was not provided. Based on the current use of this structure, this limitation is not deemed significant.

Copyright 2018 Converse Consultants

12.0 ADDITIONAL NON-SCOPE SERVICES

There are environmental issues outside the scope of the ASTM E1527-13 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the Proposal which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the standard as “risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate…”

No non-scope issues were addressed in this report.

Copyright 2018 Converse Consultants

13.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

Sue Krobthong
Project Environmental Scientist

This Phase I ESA was completed by the above Environmental Professional. A complete list of preparers, and their responsibilities for this assessment, is provided in the following section (Section 14.0, List of Preparers).

Copyright 2018 Converse Consultants

14.0 LIST OF PREPARERS

Norman S. Eke
Senior Vice President/Managing Officer

B.A., Liberal Studies, Environmental Studies Emphasis, University of California, Santa Barbara, 1988.
Cal/OSHA Certified Asbestos Consultant, #96-2093
NIOSH 582 Equivalent Training

Senior Vice President and Managing Officer of Converse's California Environmental offices. Mr. Eke has served as the Principal-in-Charge and Contract Administrator to deliver services to our public agency and private clients. Mr. Eke has 29 years of experience in the fields of Environmental Due Diligence including Phase I and Phase II Environmental Site Assessments, Asbestos surveys/specifications/abatement monitoring, Preliminary Endangerment Assessments and associated Supplemental Site Investigations and Removal Action Work Plans/Implementation, various forms of Remediation, Human Health Risk Assessment and Indoor Air Quality. Mr. Eke is the former Subcommittee Chairman for E.50-02 Real Assessment and Management of the ASTM E.50 Committee on Environmental Assessment, Risk Management, Corrective Action, which includes Phase I ESA standards (2008 to 2016).

Principal area of responsibility for this ESA report: Project Management, Client Point of Contact, and Quality Assurance/Quality Control and Technical Review.

Sue Krobthong
Project Environmental Scientist

B.S., Environmental Science, Social Science Emphasis, University of California, Riverside, 2005

Certificate of Environmental Management, University of California, Irvine, 2011

Ms. Krobthong has over 10 years' experience conducting Phase I and II Environmental Site Assessments throughout California. Ms. Krobthong has completed Phase I ESAs on undeveloped land, residential properties, commercial/retail facilities, industrial facilities, and school sites. Current duties at Converse include project management, business development and client maintenance, conducting/managing ESAs, and completing third

Copyright 2018 Converse Consultants

party documents reviews.

Principal area of responsibility for this ESA report: Project Management, Historical Research, Regulatory Agency Interaction, Property Reconnaissance, Interviews, and Report Generation.

Copyright 2018 Converse Consultants

15.0 REFERENCES

California Department of Conservation, Division of Mines and Geology, Geologic Map of California, 2010.

California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control, Cypress Office, Request for Information, December 2018.

Cal/EPA, Envirostor Website (http://www.envirostor.dtsc.ca.gov/public/, December 2018.

Cal/EPA, Santa Ana Regional Water Quality Control Board, Request for Information, December 2018.

Cal/EPA, Geotracker Website (http://geotracker.waterboards.ca.gov/), December 2018.

Environmental Risk Information Systems (ERIS) Aerial Photographs, December 2018.

ERIS,, City Directory Abstract, December 2018.

ERIS,Radius Map Report, December 2018.

ERIS, Request for Sanborn Map, December 2018.

ERIS,Fire Insurance Map, December 2018.

Upland, City of, Building and Safety Department, Building Permit Review, December 2018.

San Bernardino County Fire Department , Request for Information, December 2018.

South Coast Air Quality Management District, Request for Information, December 2018.

United States Geological Survey, 7.5-Minute Topographic Quadrangle, Guasti, California 2015.

United States Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA), Pipeline Location Website (https://www.npms.phmsa.dot.gov/default.htm), December 2018.

Copyright 2018 Converse Consultants

Appendix A - Application for Authorization to Use

Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

Application for Authorization to Use

TO: Converse Consultants
717 South Myrtle Avenue
Monrovia, California 91016

Project Title & Date: _____

Project Address: _____

FROM: (Please identify name & address of person/entity applying for permission to use the referenced report.)

_____

_____

_____

Applicant _____ hereby applies for permission to use the referenced report in order to:

_____

_____

_____

Applicant wishes or needs to use the referenced report because:

_____

_____

_____

Applicant also understands and agrees that the referenced document is a copyrighted document and shall remain the sole property of Converse Consultants. Unauthorized use or copying of the report is strictly prohibited without the express written permission of Converse Consultants. *Applicant* understands and agrees that Converse Consultants may withhold such permission at its sole discretion, or grant such permission upon agreement to Terms and Conditions, such as the payment of a re-use fee, amongst others.

Applicant Signature: _____

Applicant Name (print): _____

Title: _____

Date: _____

Appendix B - Property Plans

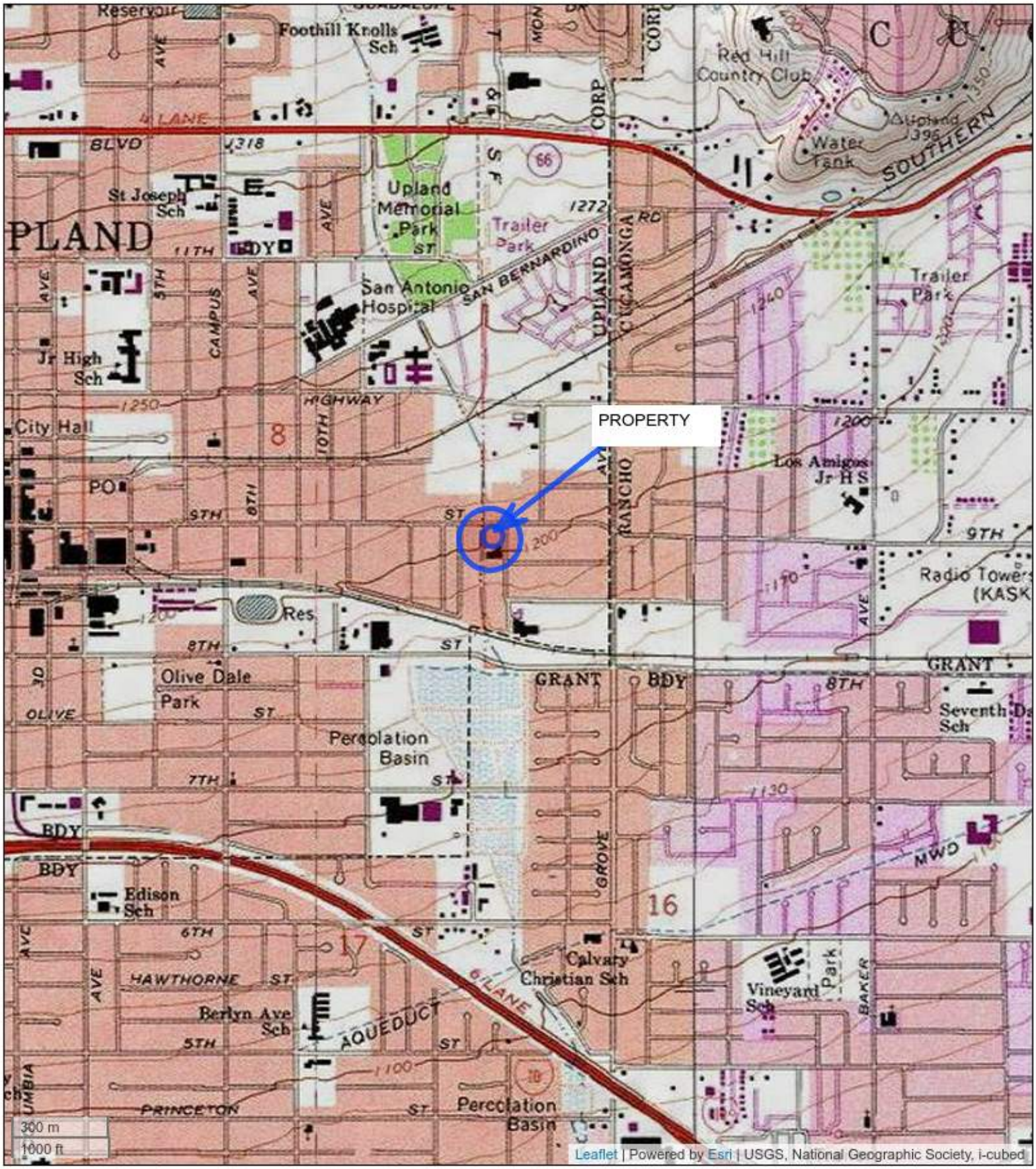


Figure 1 - Property Location Map

Ridge Crest Real Estate, LLC
1364 East 9th Street
Upland, California
Converse Project No. 18-41-285-01

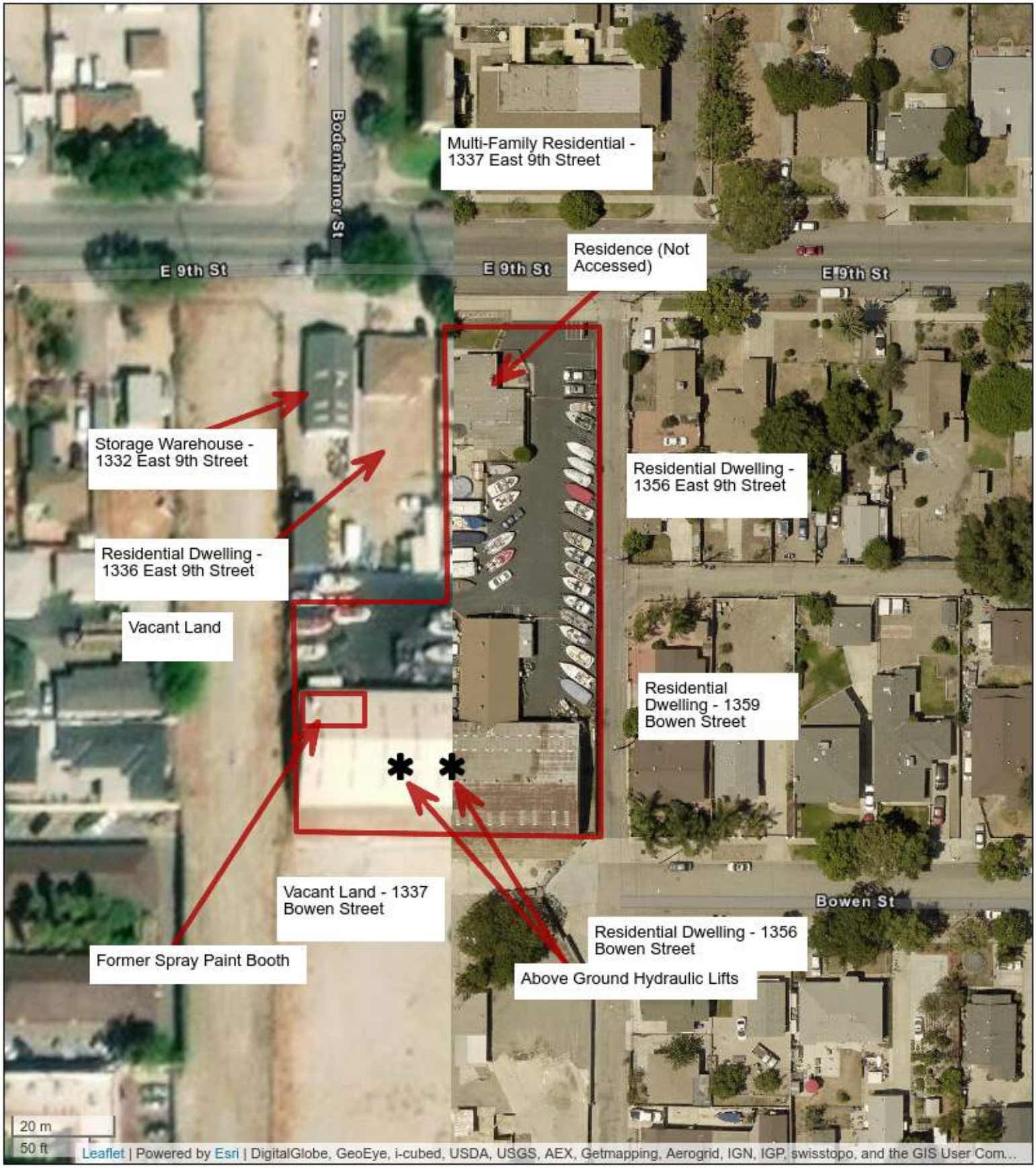


Figure 2 - Property Map

Ridge Crest Real Estate, LLC
1364 East 9th Street
Upland, California
Converse Project No. 18-41-285-01

Appendix C - Pertinent Property Photographs

1

View of Property from East 9th Street.

2

View of signage.

3

South face of southern building.

4

View of boat parking.

5

View of hazardous chemical storage areas.

6

View of retail area.

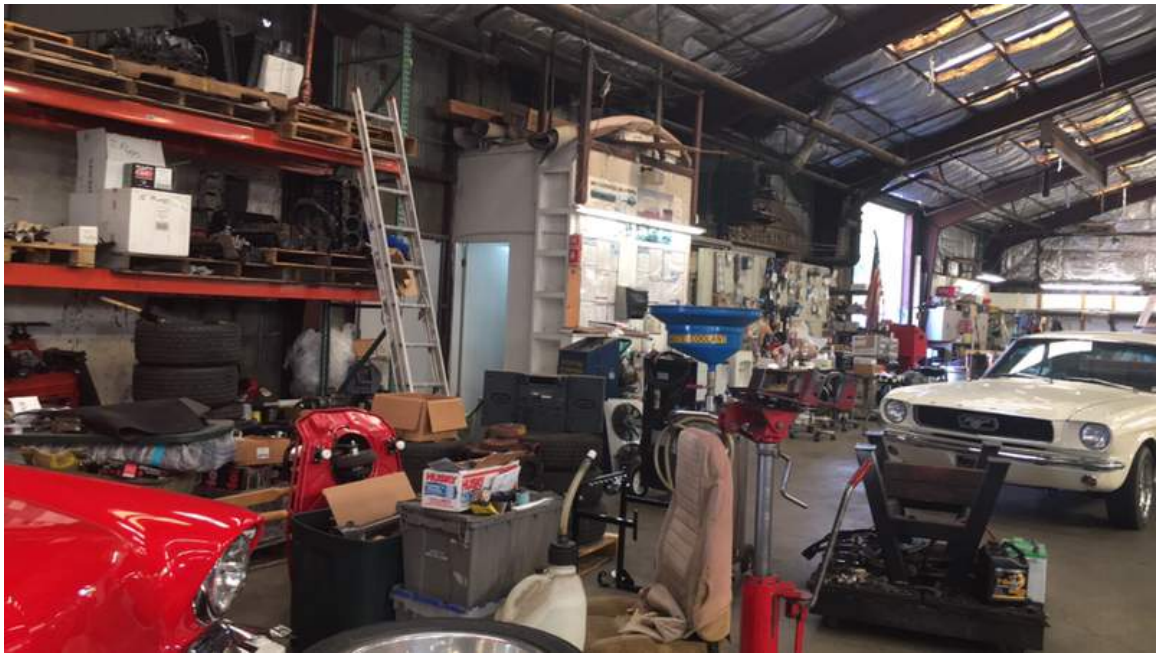
7

View within shop area.

8

View of hazardous chemical storage areas.

9



View within shop area.

10

View within shop area.

11

View within shop area.

12

View within former spray paint booth.

View of parts washer.

Appendix D - Historical Information: Aerials, Maps & City Directory

HISTORICAL AERIAL REPORT

for the site:
Ridgecrest RE - East 9th Street
1346 East 9th Street
Upland, CA 91786
PO #:

Report ID: 20181119210
Completed: 11/20/2018

ERIS Information Inc.
Environmental Risk Information Services (ERIS)
A division of Glacier Media Inc.
T: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Scale	Comment
2012	**NAIP** - National Agriculture Information Program	1"=500'	
2010	**NAIP** - National Agriculture Information Program	1"=500'	
2005	**NAIP** - National Agriculture Information Program	1"=500'	
2002	**USGS** - US Geological Survey	1"=500'	
1994	**USGS** - US Geological Survey	1"=500'	
1985	**NHAP** - National High Altitude Photography	1"=500'	*BEST COPY AVAILABLE*
1980	**USGS** - US Geological Survey	1"=500'	
1975	**USGS** - US Geological Survey	1"=500'	*BEST COPY AVAILABLE*
1966	**USGS** - US Geological Survey	1"=500'	
1959	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1952	**USGS** - US Geological Survey	1"=500'	
1948	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1938	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1933	**FAIRCHILD** - Private Company	1"=500'	
1930	**FAIRCHILD** - Private Company	1"=500'	

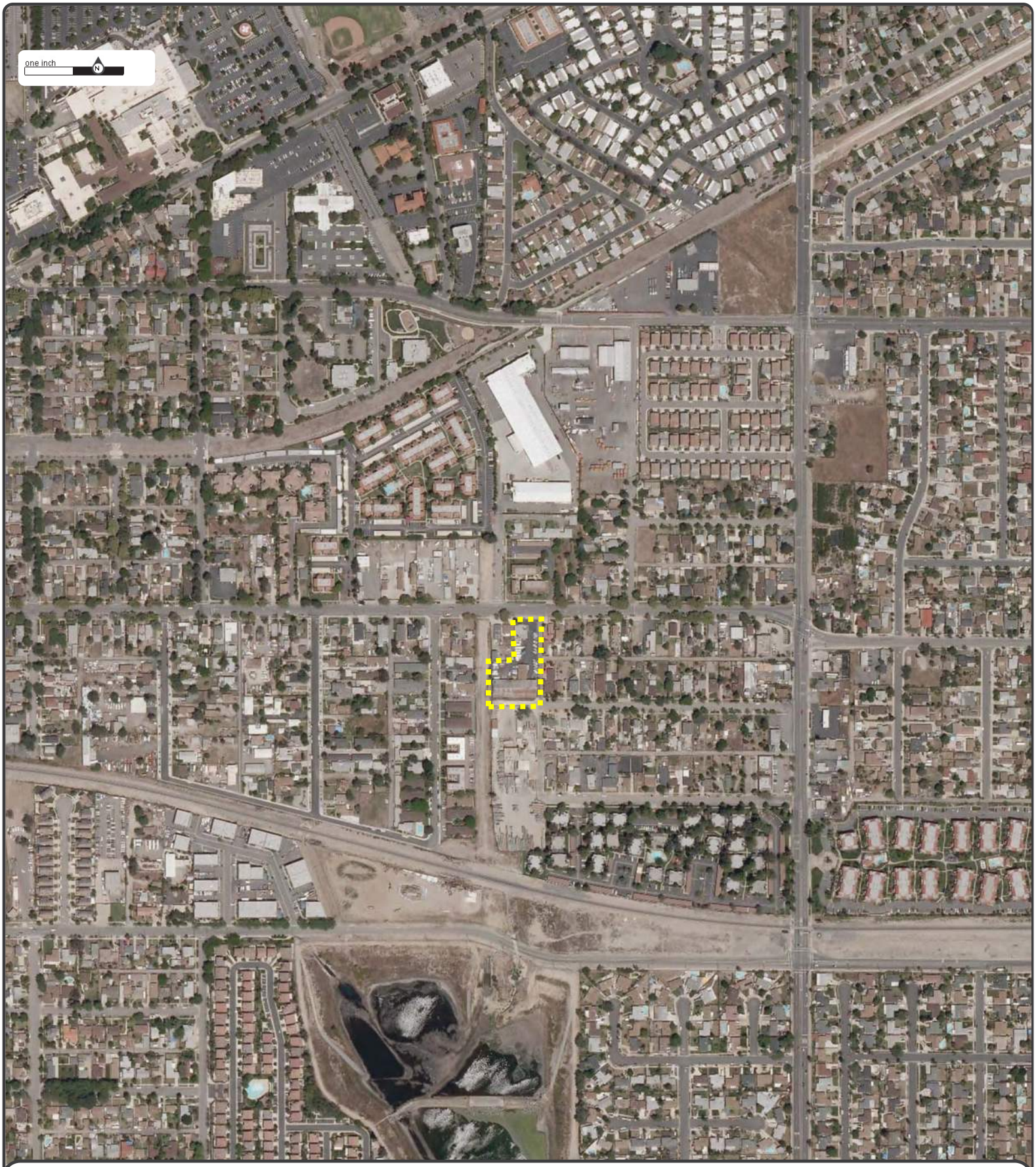
Date: **2012**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204



Date: **2010**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **2005**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **2002**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1994**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1985**
Source: **NHAP**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1980**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1975**
Source: **USGS**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1966**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1959**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1952**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

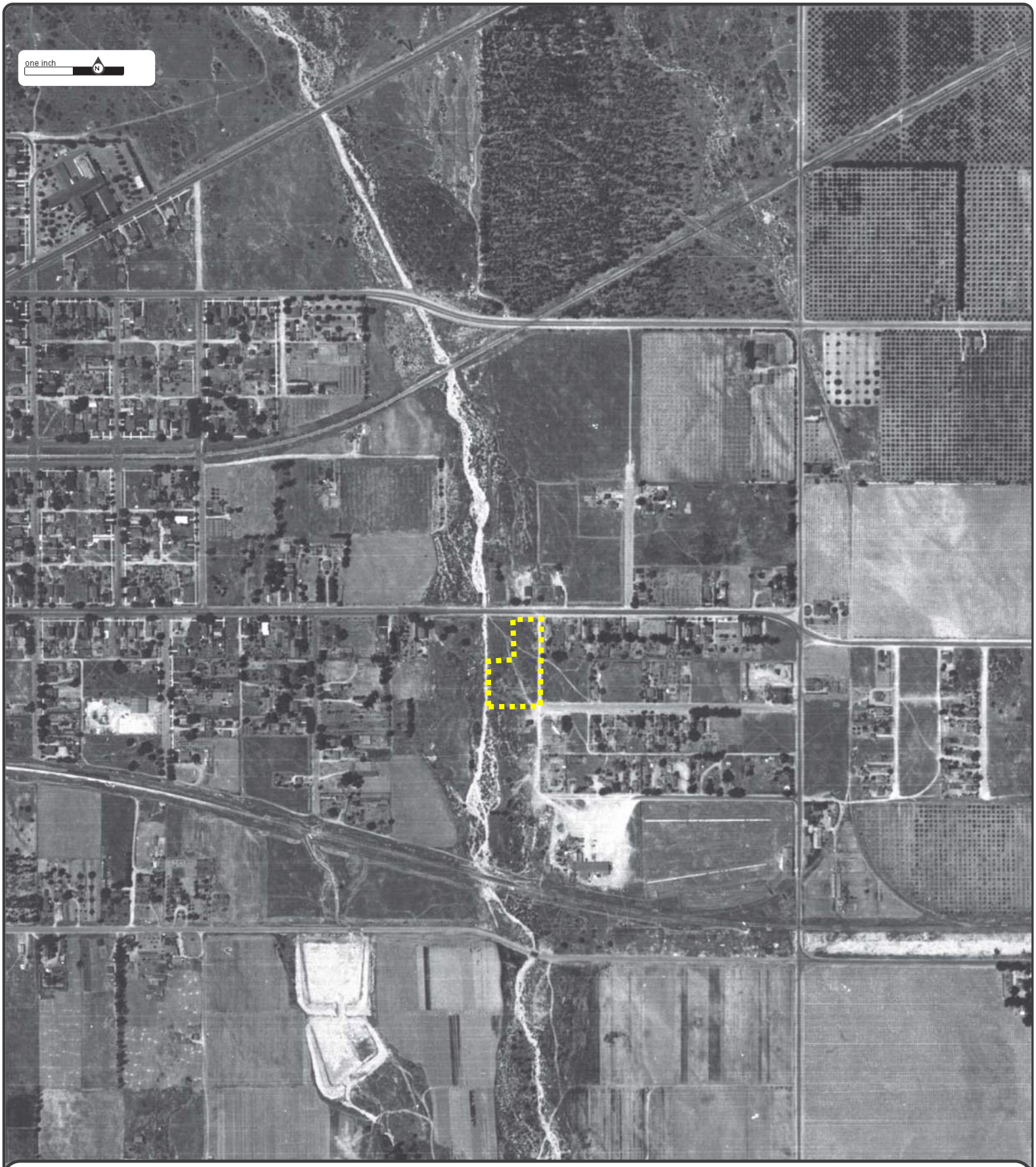
Date: **1948**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204



Date: **1938**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1933**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1930**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

ENVIRONMENTAL RISK INFORMATION SERVICES

HISTORICAL AERIAL REPORT

for the site:
Ridgecrest RE - East 9th Street
1346 East 9th Street
Upland, CA 91786
PO #:

Report ID: 20181119210
Completed: 11/20/2018

ERIS Information Inc.
Environmental Risk Information Services (ERIS)
A division of Glacier Media Inc.
T: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Scale	Comment
2012	**NAIP** - National Agriculture Information Program	1"=500'	
2010	**NAIP** - National Agriculture Information Program	1"=500'	
2005	**NAIP** - National Agriculture Information Program	1"=500'	
2002	**USGS** - US Geological Survey	1"=500'	
1994	**USGS** - US Geological Survey	1"=500'	
1985	**NHAP** - National High Altitude Photography	1"=500'	*BEST COPY AVAILABLE*
1980	**USGS** - US Geological Survey	1"=500'	
1975	**USGS** - US Geological Survey	1"=500'	*BEST COPY AVAILABLE*
1966	**USGS** - US Geological Survey	1"=500'	
1959	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1952	**USGS** - US Geological Survey	1"=500'	
1948	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1938	**ASCS** - Agriculture and Soil Conservation Service	1"=500'	
1933	**FAIRCHILD** - Private Company	1"=500'	
1930	**FAIRCHILD** - Private Company	1"=500'	

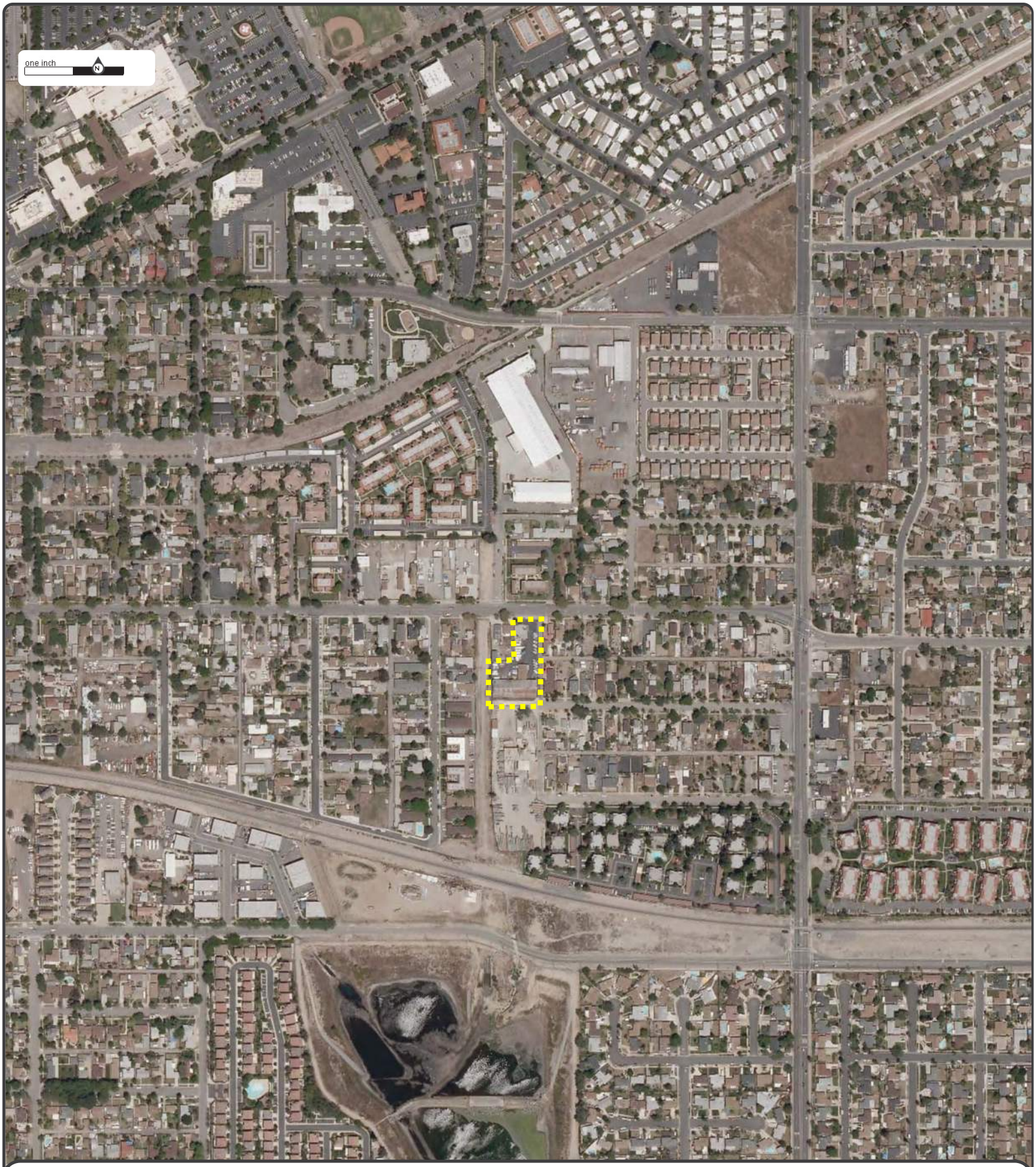
Date: **2012**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204



Date: **2010**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **2005**
Source: **NAIP**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **2002**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1994**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1985**
Source: **NHAP**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1980**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1975**
Source: **USGS**
Scale: **1" to 500'**
Comments: *BEST COPY AVAILABLE*

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1966**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1959**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1952**
Source: **USGS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

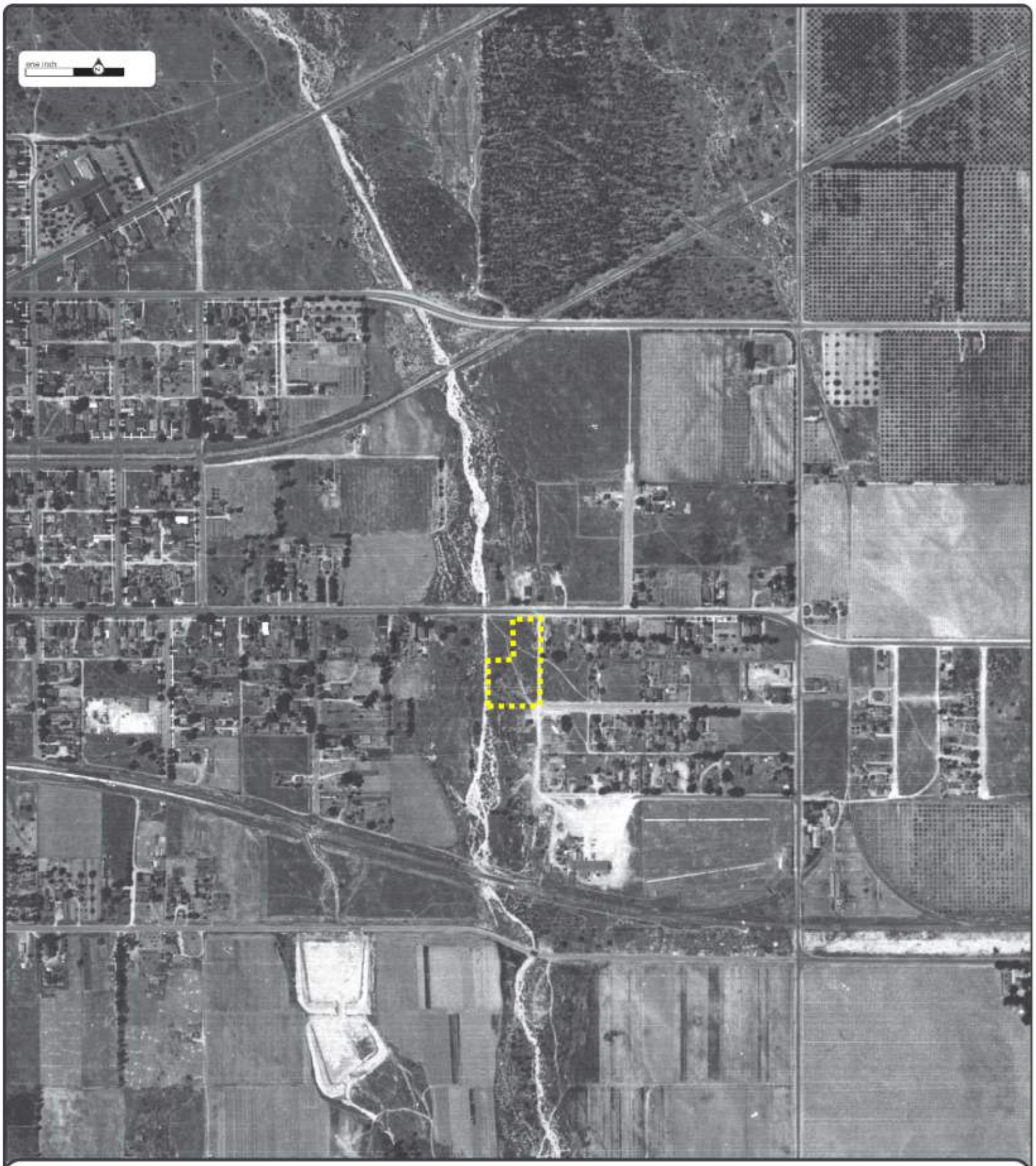
Date: **1948**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204



Date: **1938**
Source: **ASCS**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1933**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

Date: **1930**
Source: **FAIRCHILD**
Scale: **1" to 500'**
Comments:

Subject: 1346 East 9th Street Upland CA
Approx Center: 34.09547 / -117.6324

N

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

www.erisinfo.com | 1.866.517.5204

HISTORICAL DIRECTORY REPORT

for the site:

Ridgecrest RE - East 9th Street
1346 East 9th Street
Upland, CA 91786
PO #:

Report ID: 20181119210
Completed: 11/21/2018

Environmental Risk Information Service (ERIS)
A division of Glacier Media Inc.
T: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001	HAINES	
1996	HAINES	
1991	HAINES	
1986	HAINES	
1981	HAINES	
1976	HAINES	
1971	HAINES	

11/21/2018

RE: CITY DIRECTORY RESEARCH
Ridgecrest RE - East 9th Street
1346 East 9th Street Upland, CA

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

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

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

Search Criteria:

1344-1364 of Bowen Street
1344-1364 of East 9th Street

2018 BOWEN STREET
SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTINGS IN RANGE...

2018 EAST 9TH STREET
SOURCE: DIGITAL BUSINESS DIRECTORY

1279 **TYTHAN INTERNATIONAL**...*Transportation*
1301 **PFD ELECTRIC INC**...*Electric Companies<*
1301 **PFD ELECTRIC INC**...*Electric Contractor*
1307 **UPLANDS AUTO TRIM**...*Automobile Seatcov*
1315 **RYMAX ELECTRIC INC**...*Electric Contract*
1315 **RYMAX ELECTRIC INC**...*Electric Companie*
1332 **ALLGLASS BATH ENCLOSURES**...*Bathroom Ac*
1332 **ALLGLASS BATH ENCLOSURES**...*Shower Door*
1346 **RODE S WAY BOATS**...*Boat Repairing*
1349 **PASSION IT SOLUTIONS**...*Nonclassified E*
1462 **DON VEVERKA AUTO SVC**...*Automobile Repa*

2012 BOWEN STREET
SOURCE: DIGITAL BUSINESS DIRECTORY

1337 **CALIFORNIA CONCRETE PRODS INC**...*Concre*

2012 EAST 9TH STREET
SOURCE: DIGITAL BUSINESS DIRECTORY

1279 **DND RIBBON & LASER CO**...*Computer & Equ*
1301 **PFD ELECTRIC INC**...*Electric Contractor*
1307 **BROSCH MASONRY**...*Masonry Contractors*
1307 **UPLANDS AUTO TRIM**...*Automobile Seatcov*
1315 **MAH ELECTRIC**...*Electric Contractors*
1315 **RYMAX ELECTRIC INC**...*Electric Contract*
1346 **RODE S WAY BOATS**...*Boat Repairing*
1412 **MOLEN ENTERPRISES INC**...*Car Washing/po*
1412 **R V STORAGE**...*Recreational Vehicles-st*
1462 **DON VEVERKA AUTO SVC**...*Automobile Repa*
1479 **J C TREE SVC**...*Tree Service*

BOWEN ST 91786 UPLAND

WEALTH CODE 1.1

1337	★ CALIF CONCRETE PRODUCTS INC	909-946-9095	0
1356	● JORDAN Elizabeth	OO	9
	● RIVERA Teofilo	OO	9
1358	● JIMENEZ Olivia	OO	4
1359	● CARRILLO Maria	909-946-9744	
1363	● SANTIAGO Dulce	OO	3
1371	XXXX	OO	
1372	XXXX	OO	
1377	● JUAREZ Marcelina	OO	0
1382	● HIDALGO Isidro	OO	4
1386	● LOPEZ Israel	OO	0
1387	● RIVERA Ernest	OO	0
1391	● ROSALES Alfredo	909-981-2128	3
1395	● RIVERA Candido	OO	9
1398	● ANDRADE Francisca	OO	0
1411	● MARQUEZ John	OO	3
1412	● ESCANIEZ Arthur	OO	2
1418	● LOPEZ Angelis Frank	OO	4
1427	● TACAD Juliana	OO	0
1428	● MIDENCE Martha	OO	+6
1434	● TOVI Sione	OO	
1435	● CALDERON Hector	OO	1
1440	● MARQUEZ Margaret	OO	3
1443	● LOPEZ Peter	OO	0
1451	● DURAN Ramon	909-982-5440	
1458	● AITCHISON Lee	OO	+6
1465	VERDUGO Robt	909-982-1204	
1472	● MENDOZA Larry	OO	9

X N GROVE AVE

★ 1 BUS 28 RES 2 NEW

	WASHINGTONQUIR Jose	909-981-3123	6
1289	. . . . .		
1291	. . . . . APARTMENTS		
	CERVANTES Melissa	909-932-0043	5
	GOMEZ Ruperto	909-579-0830	4
	MENHART Karl	909-931-5673	4
	SMITH Joshua	909-987-9703	2
	VALENCIA Jose Juan	909-985-3478	+6
1291	. . . . .		
1293	● TOWLE H	OO	3
1294	● CHOY Youngtae	OO	0
	★ HENRY'S LAWNMOWER SHOP	909-946-0847	
1295	. . . . . APARTMENTS		
	GONZALEZ Pedro	909-946-5063	4
	OHLE Thomas	909-920-6661	5
	PARRILIO Carrie	909-608-7040	+6
10	TURPIN Mavae	909-946-9807	4
	VARGAS Randa	909-982-4878	+6
1295	. . . . .		

X N 13TH AVE

1301	★ P F D ELECTRIC INC	909-982-2675	
1302	● CHOQUE Marcelina	909-949-1840	2
1303	BENNETT Tracy	909-931-5656	5
	DELGADILLO E	909-985-0299	+6
	MORADOF Shoshan	909-985-6554	9
	RUIZ Luz	909-982-8439	+6
1305	FIERRO Richard	909-985-4534	4
	NAVA Amanda	909-985-6816	3
	URIBE Rebecca	909-985-7191	3
1307	★ UPLAND AUTO TRIM	909-981-1141	
1308	● MADRIGAL Maria	OO	0
1309	DOWDY Greg	909-985-2421	+6
	ESKANDROUS Lucinda	909-579-0821	+6
	JACKO Irma	909-608-7487	
1311	CARROLL John	909-985-3483	+6
1315	● HEWITT John	OO 3143	+6
	★ M A H ELECTRIC	909-981-32	0
	★ RYMAX ELECTRIC INC	909-985-7228	4
1316	● SAXON Donald	OO	4
1317	XXXX	OO	0
1319	BURNETT Constance	909-608-0	
	MANIGAULT D	909-985-0788	4
	ROBINSON Clyde	909-985-8270	+6
	TRUJILLO Carlos	909-920-6998	+6
1321	CAMMON Robert	909-981-6035	4
	GARZA Maria Elsa	909-920-2003	2
	HEBBERT Sheila	909-920-0354	4
		985-2991	4

X N BODENHAMER ST

1332	XXXX	OO	
1336	GARCIA Frank	909-981-9264	+6
	● RODE Joe	OO	3
1337	DEGUIA Beatriz	909-982-9252	+6
1341	CORRAL Alicia	909-982-2276	5
	HALLEY Jacqueline	909-579-6363	4
1349	. . . . . APARTMENTS		
	ALVAREZ Dora	909-949-4853	4
	HERNANDEZ Rene	909-982-6610	0
	MANZO Maria	909-373-3113	4
	★ NINTH STREET TERRACE APTS	909-949-4655	
	NOBLE Jim	909-608-2353	4
	USSELMAN Karen	909-946-8951	4
1349	. . . . .		
1356	● PARDO Ramon	OO	7
1364	● RAMIREZ Concho P	909-982-2134	
1368	SILGUERO Marie	909-608-7524	+6
	SILGUERO Marie	909-946-7836	+6
½	MUNOZ Francis	909-608-1013	+6
1371	● GARCIA Benita	909-981-1105	9
1378	● GONZALES Veronica	OO	0
	NARSAKY J	909-579-0430	+6
	PULLEY Cal	909-985-4750	0
1381	● HARRYMAN David	OO	0
1386	GARCIA Silvia	909-608-9143	2
1387	● JASPER Joe	OO	8
1392	● CERVANTES Angelina	909-946-6809	2
1395	● PORTER Kenneth	909-981-6686	1
1398	● VALENCIA Jose	OO	2

X N 14TH AVE

1405	● GONZALES Carmen	OO	0
1412	★ MOLEN ENTERPRISES INC	909-949-2264	9
1415	● LOEZA Manuela	909-985-5619	
1420	OLAGUES Luis M	909-985-2478	2
1423	XXXX	OO	
1426	GARCIA Agripin	909-982-4237	1
1431	● GUEVARA Isabel	OO	1
1434	● SMITH Rodney	OO	8
1437	● CHAVEZ Alfonso J	909-982-1716	
1442	● GRAY Cindy	OO	0
1445	CINQUE Anthony	909-920-3147	
	GARCIA Luis M	909-982-0724	4
	● SOSA Felipe	OO	+6
1450	● GOMEZ Angelica	OO	9
	TAPIA Abelardo	909-985-9172	+6
1451	● PETTERS Evelyn	OO	0
1455	★ LAIDLAW TRANSIT INC	909-931-5875	8
1461	● PETTERS Evelyn	OO	0
1462	★ Z CAR SPECIALTY	909-981-1074	9
1472	● MADRIGAL Javier	OO	
1479	● CRUZ Jose	OO	2
1487	● REZA Efrain	OO	2
1495	● HERNANDEZ Jose	OO	+6

X N GROVE AVE

★ 86 BUS 224 RES 56 NEW

Report ID: 20181119210 - 11/21/2018
www.erisinfo.com

BOWEN 91786 UPLAND

WEALTH CODE 3.1

1337	**★ CALIF CONCRETE PRODUCTS INC**	**909-946-9095**	**0**
1358	●BALLARTA Jorge	OO	9
1359	●CARRILLO Maria	909-946-9744	
1360	●RIVERA Teofilo	OO	0
1372	●BISCHOFF Mary	OO	0
	GONZALES Marlene	909-931-9533	0
1377	●JUAREZ Marcelina	OO	0
1382	●SOLORZANO Anthony	OO	0
1386	●LOPEZ Israel	OO	0
1387	●RIVERA Ernest	OO	0
1391	●RAMIREZ Anita	OO	0
1395	●RIVERA Candido	OO	9
1398	●ANDRADE Francisca	OO	0
	GALINDO Guillermo Blanco	909-985-2718	8
1402	XXXX	OO	
1403	●MARQUEZ John	OO	7
1411	●MARQUEZ Arthur	OO	
1418	●WEHRMAN George	OO	0
1427	●TACAD Juliana	OO	0
1428	●JUAREZ Marcelina	OO	0
1434	●MENDEZ John	OO	0
1435	●CALDERON Marisela	OO	+1
1440	●MARQUEZ Gerardo	909-982-6391	
1443	●LOPEZ Peter	OO	0
1451	●DURAN Ramon	909-982-5440	
1457	●VERDUGO Anthony	909-985-4115	5
1458	●SARABIA Carolina	OO	0
1465	VERDUGO Robt	909-982-1204	
1472	●MENDOZA Larry	OO	+1

X GROVE AV N

★ 1 BUS 28 RES 2 NEW

9TH E 9176 CONT.

	WISLER Tracy	909-946-317	9
1305	MANN Stephanie	909-608-222	+1
	WHITCHER Michael	909-608-396	+1
1307	**★ BROSCH MASONRY**	**909-981-1688**	
	●BROSCH Ulrich	OO	8
	★ UPLAND AUTO TRIM	**909-981-1145**	
1308	●MADRIGAL Maria	OO	8
1309	ANDRADE Fernando E	909-941-7607	+1
	GRAY Teshana	909-981-8963	+1
	ROSENBERG Robert	909-931-3118	+1
1311	GARCIA Arturo	909-931-1904	0
	JABBOUR Johnny	909-981-5500	+1
1315	●PEREYRA Jack	OO	0
1316	●SAXON Donald	OO	8
1317	DEKOSTER Sabrina	909-579-0155	0
1319	GOSHEN T	909-608-7574	+1
	KANESHIRO Bob	909-608-7731	+1
1321	DUBAY David E	909-920-9217	9

X BODENHAMER

1332	●RIZZO Josephine	OO	0
1336	●RIZZO Josephine	OO	8
1337	MCKEEVER Bushanda	909-373-0317	0
	YATES Donald	909-931-5782	+1
1339	XXXX	OO	
1341	DE Carteret R	909-985-4117	+1
	MCDOWELL Kathy R	909-931-4027	+1
1346	**★ FUTURE MARINE&FABRICATION**	**909-981-8082**	
1349	HERNANDEZ Rene	909-982-6610	0
	★ NINTH STREET TERRACE APTS	**909-949-4655**	**5**
1356	●VELASQUEZ Veronica	OO	0
	VILLA Medardo	909-931-5764	+1
1364	●RAMIREZ Concho P	909-982-2134	
1368	●SANDOVAL Robert	909-579-0119	+1
1369	XXXX	OO	
1371	●GARCIA Benita	OO	9
1378	●GONZALES Veronica	OO	0
	PULLEY Cal	909-985-4750	0
1381	●GLASHEEN Maria	OO	+1
1387	●JASPER Joe	OO	8
1392	●CERVANTEZ Octavio	OO	0
1395	●PORTER Kenneth	909-981-6686	+1
1398	●VALENCIA Jose	OO	8

X 14TH AV N

1402	XXXX	OO	
1405	●GONZALES Carmen	OO	5
1412	**★ MOLEN ENTERPRISES INC**	**909-949-2264**	**9**
1415	●LOEZA Manuela	909-985-5619	5
1420	●OLAGUES Luis	OO	+1
1423	●PACHECO Raymond	OO	0
1426	●GARCIA Agripin	909-982-4237	+1
1431	●GUEVARA Isabel	OO	8
1434	SMITH Chery	909-949-7535	+1
	●SMITH Rodney	OO	8
1437	●CHAVEZ Alfonso J	909-982-1716	
1442	●MENCHACA Wayne	OO	0
1445	CINQUE Anthony	909-946-7971	2
	●OBRIEN James	OO	0
1450	●MUNOZ Martin	OO	9
1451	●PETTERS Evelyn	OO	0
1455	**★ LAIDLAW TRANSIT INC**	**909-931-5875**	**8**
1461	●PETTERS Evelyn	OO	0
	VARGAS Lupe	909-949-2672	+1
1462	**★ Z CAR SPECIALTY**	**909-981-1074**	**9**
1469	●WACHTEL Albert	OO	0
1472	●KUENEMAN Jeffrey	OO	0
1479	●MARTINEZ Mariano	OO	0
1495	●SCALISE Leesa	OO	0

X GROVE AV N

★ 84 BUS 259 RES 79 NEW

Report ID: 20181119210 - 11/21/2018
www.erisinfo.com

BOWEN 91786 UPLAND

WEALTH CODE 1.0

1337	★CA CONCRETE PRDCTS	946-9095	
1356	●RIVERA Teofilo	00	
1356½	REYNOSA Hilda	981-8715	+6
1358½	CHACON Leticia	981-1586	2
1359	●CARRILLO Maria	946-9744	8
1363	●CARRILLO Carlos	00	
1372	XXXX	00	
1377	●JUAREZ Marcelina	00	
1382	●SOLORZANO A	982-7540	
1387	●RIVERA Ernest	00	
1391	●MORENO Anita	00	
1395	XXXX	00	
1398½	GALINDO Blanco G	985-3167	+6
1402	XXXX	00	
1411	●MARQUEZ Arthur	00	
1412	●ESCANUELAS Frank	00	
1418	SONGER Susan	931-3961	+6
1427	XXXX	00	
1434	RAMOS Soledad	946-4528	5
1435	●MARTIN Luther	00	
1440	●MARQUEZ Gerardo	982-6391	
1443	●LOPEZ Peter	00	
1451	●DURAN Ramon	982-5440	
1457	VERDUGO Anthony	985-4115	5
1458	●SARABIA Fortunato	00	
1465	VERDUGO Robt	982-1204	
1472	●ODA Kazuo	982-4771	

★ 1 BUS 26 RES 3 NEW

1287	★SOLTIS AND COMPANY	949-6210	4
1289	XXXX	00	
1291	GOSSETT Ronald	985-0906	4
	HARPER Joyce	981-3504	1
	RHEUARK Chris	931-0543	+6
	SOWELL Ricky Sr	985-5046	3
1293	XXXX	00	
1294	★HENRYS LWNMWR SHP	946-0847	
	KIM Myong	946-9961	+6
1295	BROWN Carol	985-5405	5
1301	★P F D ELECTRIC INC	982-2675	7
1302	●BLAIR Geo	946-9384	
1303	XXXX	00	
1307	★BROSCH MASONRY	981-1688	
	★UPLAND AUTO TRIM	981-1145	8
1308	XXXX	00	
1309	HUNT Darren	981-9128	+6
1311	KAME Haine	946-0860	4
1316	XXXX	00	
1317	XXXX	00	
1319	LABUFF George	981-4399	+6
1321	XXXX	00	
1332	XXXX	00	
1337	MOORE David	920-9270	
1339	XXXX	00	
1341	RAMIREZ Sophia	985-7979	
1346	★FUTURE MRN&FBRCTN	981-8082	6
1349	NINTH ST TERR APTS		
	BRATSLAVSKY Moises	985-4038	
	KEENE Andrea	981-8747	
	KEENE Mike	981-8747	
	★NINTH ST TERR APTS	949-4655	
	SUAREZ Maria	920-4041	
1349			
1356	XXXX	00	
1364	RAMIREZ Concho P	982-2134	

1996 — EAST 9TH STREET - B

SOURCE: HAINES

..9TH E		91786 CONT..	
1368	XXXX	00	
1369	XXXX	00	
1371	XXXX	00	
1378	XXXX	00	
1381	★OAKS APARTMENTS THE	946-9835	8
1392	XXXX	00	
1395	XXXX	00	
1398	XXXX	00	
1402	XXXX	00	
1405	GONZALES C	982-4672	+6
1412	★MOLEN ENTPRS INC	949-2264	0
1415	●LOEZA Manuela	985-5619	5
1420	OLAGUES Luis M	985-2478	
1423	XXXX	00	
1426	XXXX	00	
1434	XXXX	00	
1437	●CHAVEZ Alfonso J	982-1716	
1442	HOOPINGARNER A	946-7214	+6
1445	CINQUE Anthony	946-7971	2
1451	XXXX	00	
1461	XXXX	00	
1462	★Z CAR SPECIALTY	981-1074	
1469	XXXX	00	
1472	XXXX	00	
1495	●NORIEGA Elias	920-3276	3
★	84 BUS 158 RES	39 NEW	

1991 — BOWEN STREET - A

SOURCE: HAINES

BOWEN 91786 UPLAND

1337	★CA CONCRETE PRODCTS	946-9095	5
1356	XXXX	00	
1358	XXXX	00	
1359	CARRILLO Maria	946-9744	8

1991 — BOWEN STREET - B

SOURCE: HAINES

BOWEN		91786 CONT..	
1372	XXXX	00	
1377	XXXX	00	
1382	SOLORZANO A	982-7540	
	SOLORZANO Rose	981-3633	+1
1391	XXXX	00	
1398	ANDRADE Antonio L	982-3455	
1402	XXXX	00	
1403	XXXX	00	
1418	JUAREZ Greg	982-9629	9
1427	TACAD Alex	985-5524	
1428	XXXX	00	
1435	LUCERO Tomas V	982-1123	
1440	MARQUEZ Gerardo	982-6391	
1443	XXXX	00	
1451	DURAN Ramon	982-5440	
1457	KIMREY Olive	946-0170	9
1457½	BUTLER Marion	981-4479	9
1458	XXXX	00	
1465	VERDUGO Robt	982-1204	
1472	ODA Kazuo	982-4771	
★	1 BUS 23 RES	1 NEW	

1991 — EAST 9TH STREET

SOURCE: HAINES

1291			
1293	XXXX	00	
1294	★HENRYS LAWNMOWR SHP	946-0847	3
1295	COURTRIGHT Frank	982-4983	+1
	COURTRIGHT Lucy	982-4983	+1
	HEMMINGS Serena	949-1470	+1
	KAME Haine	946-0860	+1
	ROBLEDO Arnold	949-8225	0
1301	★P F D ELECTRIC INC	982-2675	7
1302	BLAIR Geo	946-9384	5
1303	ANRADE Renee	946-5612	+1
	BARKER Bill	985-9805	9
	DIXON Benita	982-4673	+1
	OSORIO Bernardo	981-7426	+1
1305	APARTMENTS		
	ABUSALIH Gloria	982-0237	+1
	CHAPMAN David	946-1899	+1
	DARNELL Jean	982-2474	0
	PUCHALSKI Wogciech	949-2674	+1
	RODGERS Lonelle	982-2474	0
	SWEANEY Hope	946-3478	0
1305			
1307	★BROSCH MASONRY	981-1688	5
	★UPLANDS AUTO TRIM	981-1145	8
1308	XXXX	00	
1309	LEWIS Wilma	949-7523	+1
	MACCARTER L	946-6947	+1
	MENZING R	982-5281	0
	WITCHER Wm	985-6615	9
1311	KOO Cheng Rey	981-9568	+1
1316	XXXX	00	
1317	GILSEN Leonard	920-9914	+1
	MCCARTY Margaret J	949-2453	
	MCCARTY Tom	949-2453	0
	SEWELL M	949-9648	+1
1319	FERRANTE Edw	949-3942	0
	FISHER Marilyn	982-9588	0
1321	SANDERS Donald W	946-9363	+1
	SEDER Moussa	985-1857	+1
1332	★FOOTHILL UPHOLSTERY	982-0583	
1337	HARDING John	985-9383	0
1339	XXXX	00	
1341	RAMIREZ Albert	946-6045	8
1346	★FUTURE MARINE	981-8082	
1349	BRATSLAVSKY Moises	985-4038	9
	MENDOZA Irene	949-4292	0
1356	GARCIA Anastacio	982-6395	0
1364	RAMIREZ Concho P	982-2134	
1368½	FARIAS Elizabeth	946-1527	+1
1369	XXXX	00	
1371	XXXX	00	
1378	GUTIERREZ Carlos	920-9897	+1
1381	★OAKS APARTMENTS THE	946-9835	8
1392	XXXX	00	
1395	XXXX	00	
1398	XXXX	00	
1402	★LA VICTORIA MARKET	946-4422	2
1405	SANDOVAL Robt	982-4672	
1412	★MOLEN ENTERPRISES	949-2264	0
1415	XXXX	00	
1420	OLAGUES Luis M	985-2478	
1423	PACHECO D	982-4604	0
1426	XXXX	00	
1434	KALLAS Johnny	981-5312	7
1437	CHAVEZ Alfonso J	982-1716	
1451	XXXX	00	
1461	XXXX	00	
1462	★Z CAR SPECIALTY	981-1074	
1469	XXXX	00	
1472	GASTELUM Juan	981-0591	8
1495	TSUN Joe	949-1360	+1
★	94 BUS 172 RES	66 NEW	

Report ID: 20181119210 - 11/21/2018
www.erisinfo.com

BOWEN 91786 UPLAND

1337	★CA CONCRETE PRODCTS	946-9095	5
1356	XXXX	00	
1358	XXXX	00	
1359	CARRILLO Maria	946-9744	+8
1372	XXXX	00	
1377	XXXX	00	
1382	SOLORZANO Julie	982-7540	0
1386	XXXX	00	
1391	XXXX	062-3455	
1398	ANDRADE Antonio L	98[illegible]	
1402	XXXX	00	
1403	XXXX	00[illegible]-3535	7
1418	★CUCAMONGA CLASSIC	985-3535	7
	SCHLIEBS Mitchell	981-8362	0
1427	TACAD Alex	985-5524	0
1428	JUAREZ Greg	982-9629	7
1435	LUCERO Tomas V	982-1123	
1440	MARQUEZ Gerardo	982-6391	
1443	LOPEZ Peter	982-6645	
1451	DURAN Ramon	982-5440	
1458	XXXX	00	
1465	VERDUGO Robt	982-1204	
1472	ODA Kazuo	982-4771	
★	2 BUS 21 RES	1 NEW	

1244	CHAFFEE Ted	982-5367	
1253	★CIRCLE TERMITE	985-5544	7
	★LABOR EXCHANGE	981-1585	+8
1257	★ACTION COMMUICATION	982-8451	6
	★CHASE ENTPRS INC	985-8115	+8
	HUFFMAN Mike	985-9578	3
	★M H ELECTRIC	981-3228	3
	★SLATER INC	981-0471	3
	STANTON Vince	985-8115	+8
	★TIM DOLE PLUMBING	982-4689	7
1262	XXXX	00	
1279	GONZALEZ Jesse	981-6979	2
A	★WESCOMM	981-3491	7
1287	★R F THOUVENELL	982-2044	+8
1293	XXXX	00	
1294	★HENRYS LAWNMOWR SHP	946-0847	3
1301	★P F D ELECTRIC INC	982-2675	7
1302	BLAIR Geo	946-9384	5
1307	★BROSCH MASONRY	981-1688	5
	★UPLANDS AUTO TRIM	981-1145	+8
1308	XXXX	00	
1315	PEREYRA Jack	982-9813	
1316	XXXX	00	
1332	★FOOTHILL UPHOLSTERY	982-[illegible]583	
1337	CARLBERG Tracy	981-[illegible]	+8
	RYNO Linda	985-8337	+8
1339	XXXX	00	
1341	APARTMENTS		
	CARABELLO Susan	981-4645	+8
	GLEASON Cliff	981-2977	+8
	HARRIS Lillian R	946-3208	+8
	MOSSMAN Marshall	981-3773	+8
	RAMIREZ Albert	946-6045	+8
	SUNN C	946-1108	+8
1341			
1344	TRAHAN Gordon	985-0059	6
1346	★FUTURE MARINE	981-8082	0
1349	NINTH STREET TER		
	JIMENEZ Maria C	981-6330	+8
	MAHNS Jas	985-2236	+8
	★NINTH STRT TERRACE	982-1390	+8
	SAMPAT R C	946-7142	+8
	SAMPAT Sheila R	946-7142	+8
	SHEN Alice	982-0521	+8
1349			
1356	XXXX	00	
1364	RAMIREZ Concho P	982-2134	
1369	HOOD E E	982-4720	
1371	XXXX	00	
1378	XXXX	00	
1381	★OAKS APARTMENTS THE	946-9835	+8
1392	JOHNSON Dana	946-1710	1
1395	XXXX	00	
1398	SNOW Hardy M	982-4307	0
1402	★LA VICTORIA MARKET	946-4422	2
1405	SANDOVAL Robt	982-4672	
1412	★A 1 ROAD SERVICE	946-2211	6
	★RAULS TRUCK TIRE SV	946-2211	2
1415	XXXX	00	
1420	OLAGUES Luis M	985-2478	
1423	XXXX	00	
1426	XXXX	00	
1434	KALLAS Johnny	981-5312	7
1437	CHAVEZ Alfonso J	982-1716	
1451	XXXX	00	
1461	XXXX	00	
1462	★Z CAR SPECIALTY	981-1074	1
1469	XXXX	00	
1472	GASTELUM Juan	981-0591	+8
★	88 BUS 156 RES	60 NEW	

Report ID: 20181119210 - 11/21/2018
www.erisinfo.com

1981 BOWEN STREET
SOURCE: HAINES

BOWEN E 91786 UPLAND

1337	UPLAND BLCK&BL MTRL	982-4935	
	UPLAND BLCK&BL MTRL	982-6502	
	UPLAND CONCRTE PROD	982-4935	+1
	UPLAND CONCRTE PROD	982-6502	+1
1356	XXXX	00	
1358	PULIDO ERNESTO	981-8031	0
1372	RIVERA CANDIDO	982-4612	
1377	XXXX	00	
1382	SOLORZANO ROSE	982-7540	0
1386	XXXX	00	
1391	XXXX	00	
1398	ANDRADE ANTONIO L	982-3455	
1402	RODRIGUEZ OBDULIA	981-5463	0
1403	XXXX	00	
1418	SCHLIEBS MITCHELL	981-8362	0
1427	TACAD ALEX	985-5524	0
1435	LUCERO TOMAS V	982-1123	
1440	MARQUEZ GERARDO	982-6391	
1443	LOPEZ PETER	982-6645	
1451	DURAN RAMON	982-5440	
1457	VERDUGO CARLOS	982-8143	
1458	XXXX	00	
1465	VERDUGO ROBT	982-1204	
1472	ODA KAZUO	982-4771	

★ 4 BUS 20 RES 2 NEW

1981 EAST 9TH STREET
SOURCE: HAINES

9TH E 91786 CONT.

1308	BOAS MICHAEL	985-7636	0
1315	PEREYRA JACK	982-9813	
1316	EVANS TED	985-7923	0
1332	FOOTHILL UPHOLSTERY	982-0583	
	RIZZO JOS	982-5243	6
1339	XXXX	00	
1344	XXXX	00	
1346	FUTURE FABRICATION	985-4714	0
	FUTURE MARINE	981-8082	0
1356	LOUIS T FRANCO RFNG	985-3564	+1
1364	RAMIREZ CONCHO P	982-2134	
1368½	RANGEL CAROL	985-7852	+1
1369	HOOD E E	982-4720	
1369½	AGUILAR ALEJANDRO	981-3075	7
1371	THOMASON DON	985-0791	0
1378	XXXX	00	
1381	XXXX	00	
1392	JOHNSON DANA	946-1710	+1
1395	XXXX	00	
1398	SNOW HARDY M	982-4307	0
1402	FUENTEZ MARKET	982-5749	0
1402½	CUELLAR REYES	981-6017	+1
1405	SANDOVAL ROBT	982-4672	
1412	UPLAND MUFFLER SHOP	982-3617	0
1415	XXXX	00	
1420	OLAGUES LUIS M	985-2478	
1426	GARCIA AGRIPIN	982-4237	
1434	MOON DANL	981-9569	0
1437	CHAVEZ ALFONSO J	982-1716	
1442	BAUBLIT K S	985-3855	3
1450	MENTZEL EDW J	982-2350	
1451	CROSS KELLIE	946-1467	+1
1461	XXXX	00	
1462	Z CAR SPECIALTY	981-1074	+1
1469	XXXX	00	
1472	XXXX	00	
1478	XXXX	00	
1479	XXXX	00	

★ 65 BUS 154 RES 46 NEW

1976
SOURCE: HAINES

BOWEN STREET

BOWEN E 91786 UPLAND

```
1337*UPLAND BLCK&BL MTRL982-6502
    *UPLAND BLCK&BL MTRL982-4935
    *UPLAND CONCRETE PRD982-6502
1372 RIVERA CANDIDC      982-4612
1377  XXXX               00
1382 SOLORZANO ROSE      982-7540
1386  XXXX               CO
1391 MORENO A L          985-8980 5
1398 ANDRADE ANTONIO L   982-3455
1403 MARQUEZ JOHN R      982-6178
```

1976
SOURCE: HAINES

EAST 9TH STREET

```
1253*HARTIG PLUMBING CO 982-4688
1257 WOOD EUGENE        985-8954+7
1262 MORENO ALVIRA      981-2569+7
1287 HEWITT DON         982-1416 4
1293 STAVER MARK        985-3769+7
1294 FITZGERALD E MRS   985-5246 6
    *HENRYS LAWN MOWR SH982-4630
1301*A&A AUTOMOTV REPRG 982-4525
1307*H&L REC VEHCLS STRG982-1879 6
1315 PEREYRA JACK       982-9813
1316 MARTIN JOHN        982-7452+7
1332*FOOTHILL UPHOLSTERY982-0583
     RIZZO JOS          982-5243 6
1339*WILES FLORAL CO     981-3328+7
1344 MCCULLY WM I       985-7863+7
1346*MCCULLY WOODWORKING982-1225 5
1356 BOSSICK PETER      982-1848 5
1364 RAMIREZ CONCHO P   982-2134
1369 HOOD E E           982-4720
1369½ AGUILAR ADEJANDR  981-3075+7
1371 WORLEY ROBT L      982-6535
1378  XXXX              00
1381  XXXX              00
1392 TOERPER DAVID      985-3533 4
1395  XXXX              00
1398 SNOW HARDY M       982-4307
1402 WILSON RICHARD M   982-8603
1405 SANDOVAL ROBT      982-4672
1415  XXXX              00
1420 OLAGUES LUIS M     985-2478
1426 GARCIA AGRIPIN     982-4237
1434 HERNANDEZ REGINO   982-7320
1437 CHAVEZ ALFONSO J   982-1716
1442 BAUBLIT K S        985-3855 3
1450 MENTZEL EDW J      982-2350
1461  XXXX              00
1462*BAUBLIT AL GARAGE  982-3171
1469 KNOWLTON DAVID     982-3427+7
1478  XXXX              00
1479 SHERMAN JOHN J     985-2670+7
    *  42 BUS  129 RES   33 NEW
```


Report ID: 20181119210 - 11/21/2018
www.erisinfo.com

1971
SOURCE: HAINES

BOWEN STREET

BOWEN E 91786 UPLAND

1337*UPLAND BLCK&BL MTRL982-4935
*UPLAND BLCK&BL MTRL982-6502
*UPLAND CONCRETE PRD982-4935
*UPLAND CONCRETE PRD982-6502
1372 RIVERA CANDIDO 982-4612
1377 JUAREZ MARCELINA 982-6139
1382 SOLORZANO ROSE 982-7540
1386 ZEPEDA ANDRESS L 985-4509
1398 ANDRADE ANTONIO L 982-3455
1403 MARQUEZ JOHN R 982-6178
1428 CASTELLANOS F 985-5748
1435 LUCERO TOMAS V 982-1123
1440 MARQUEZ GERARDO 982-6391
1443 LOPEZ PETER 982-6645
1451 DURAN RAMON 982-5440
1457 VERDUGO CARLOS 982-8143
1458 SARABIA FORTUNATO 982-6153
1465 VERDUGO ROBT 982-1204
1472 ODA KAZUO 982-4771
* 4 BUS 15 RES

1971
SOURCE: HAINES

EAST 9TH STREET

1209 ECKMAN CHESTER G 982-2754
1221 WINKLER GEO F 985-8960
1222 CHAFFEE WM J 982-0551
1237 BURR RUSSELL S 982-4719
1244 CHAFFEE TED 982-5367
1253*HARTIG PLUMBING CO 982-4688
1293 GOODIN NOAH E 982-9992
1294*HENRYS LAWN MOWR SH982-4630
1301*A&A AUTOMOTV REPRG 982-4525
1307*BAKERY THRIFT STORE982-6301
1308 JAMISON SHARON 985-5746
1315 PEREYRA JACK 982-9813
1332*FOOTHILL UPHOLSTERY982-0583
1346*MCCULLY WOODWRKG SH982-1225
1356 MCKINNEY JESSIE MRS982-2568
1364 RAMIREZ CONCHO P 982-2134
1369 HOOD E E 982-4720
1369½ VALENZUELA DANNY C 982-4656
1371 WORLEY ROBT L 982-6535
1378 SANDOVAL BOB V 985-2033
1381 CAINDEC RUFINO C 985-5503
1395 CAINDEC RACHEL 982-3410
1398 SNOW HARDY M 982-4307
1402 WILSON RICHARD M 982-8603
1405 SANDOVAL ROBT 982-4672
1415 LUCERO THOS JR 985-4107
1420 OLAGUES LUIS M 985-2478
1426 GARCIA AGRIPIN 982-4237
GARCIA CARMEN 985-6074
GARCIA MARY 985-6074
1434 HERNANDEZ REGINO 982-7320
1437 CHAVEZ ALFONSO J 982-1716
1442 BAUBLIT A L 985-3855
1450 MENTZEL EDW J 982-2350
1461 SOUVATZIS BILL 985-6454
1462*BAUBLIT AL GARAGE 982-3171
1469 GONZALES DOMITILA 985-5383
1472 MEDEL BARBARA 985-8334
MEDEL JOHN 985-8334

--- END REPORT ---

TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2018-11-19

Order Number: 20181119210

Site Name: Ridgecrest RE - East 9th Street
Address: 1346 East 9th Street, Upland, CA, 91786

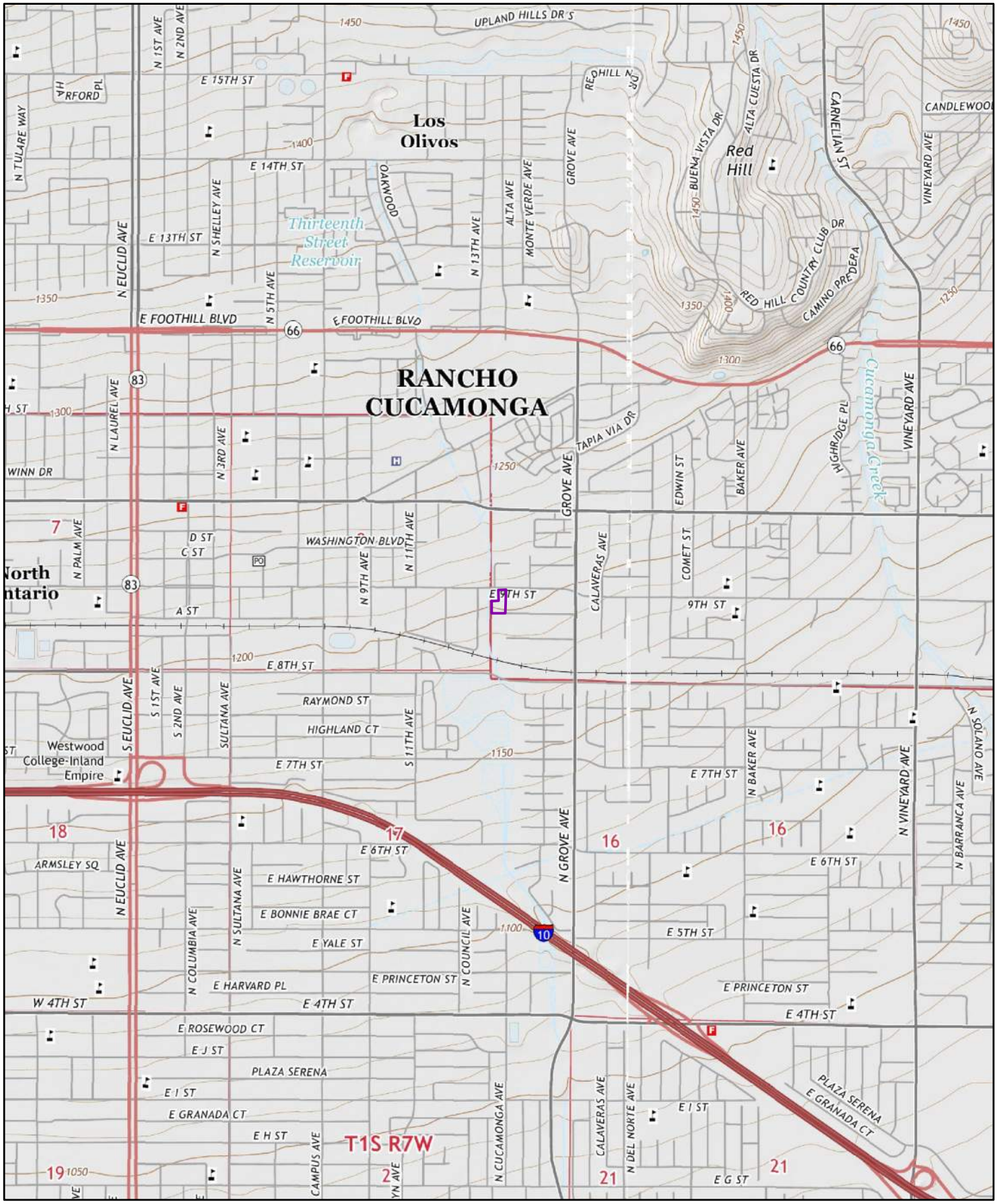
We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1981	7.5
1973	7.5
1967	7.5
1954	7.5
1942	7.5
1933	7.5
1954	15
1903	15
1900	15
1897	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*

Address: 38 Lesmill Road Unit 2, Toronto, ON M3B 2T5
Phone: 1-866-517-5204 Fax: 416-447-7658
info@erisinfo.com www.erisinfo.com



2015

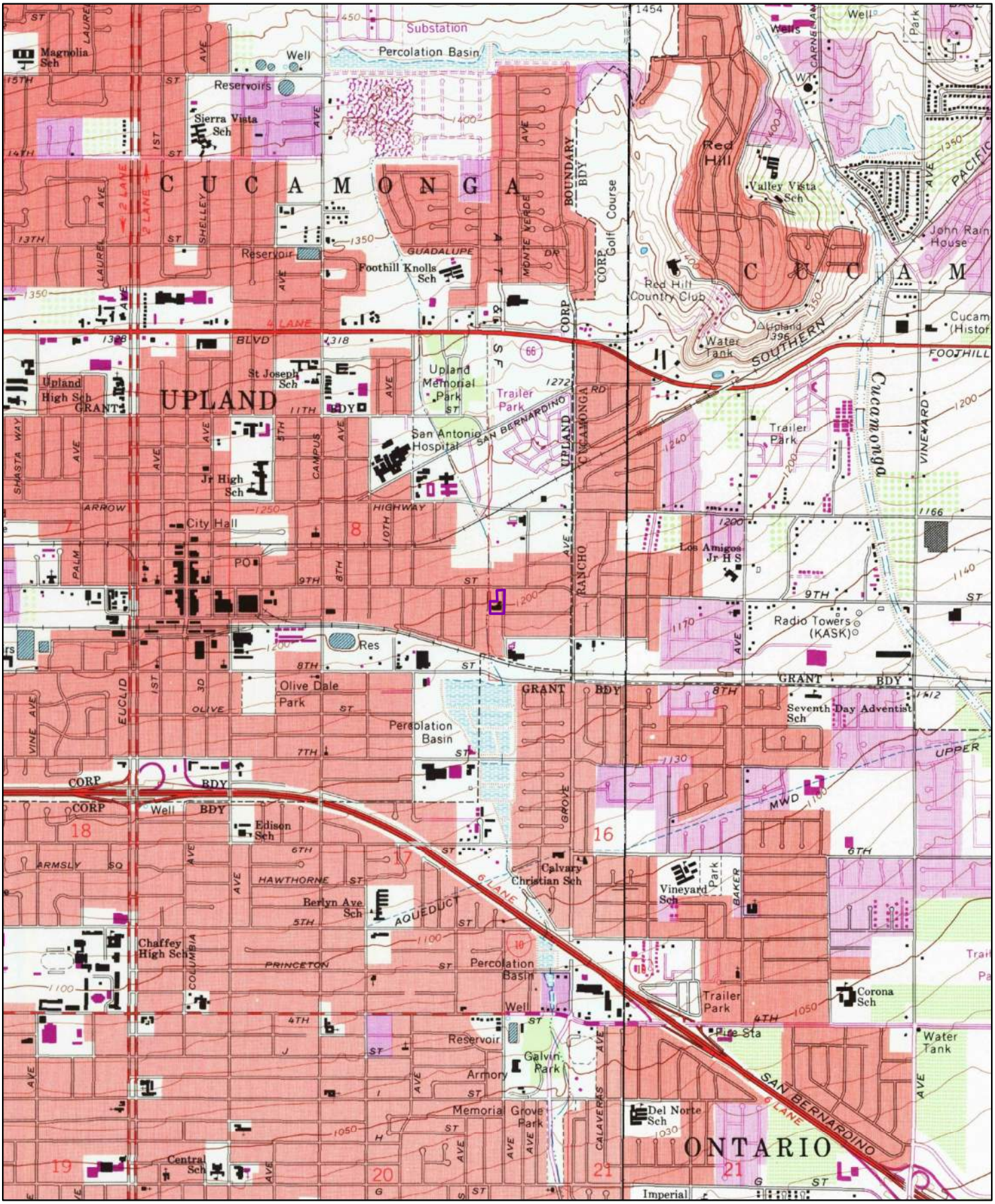
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES



1981

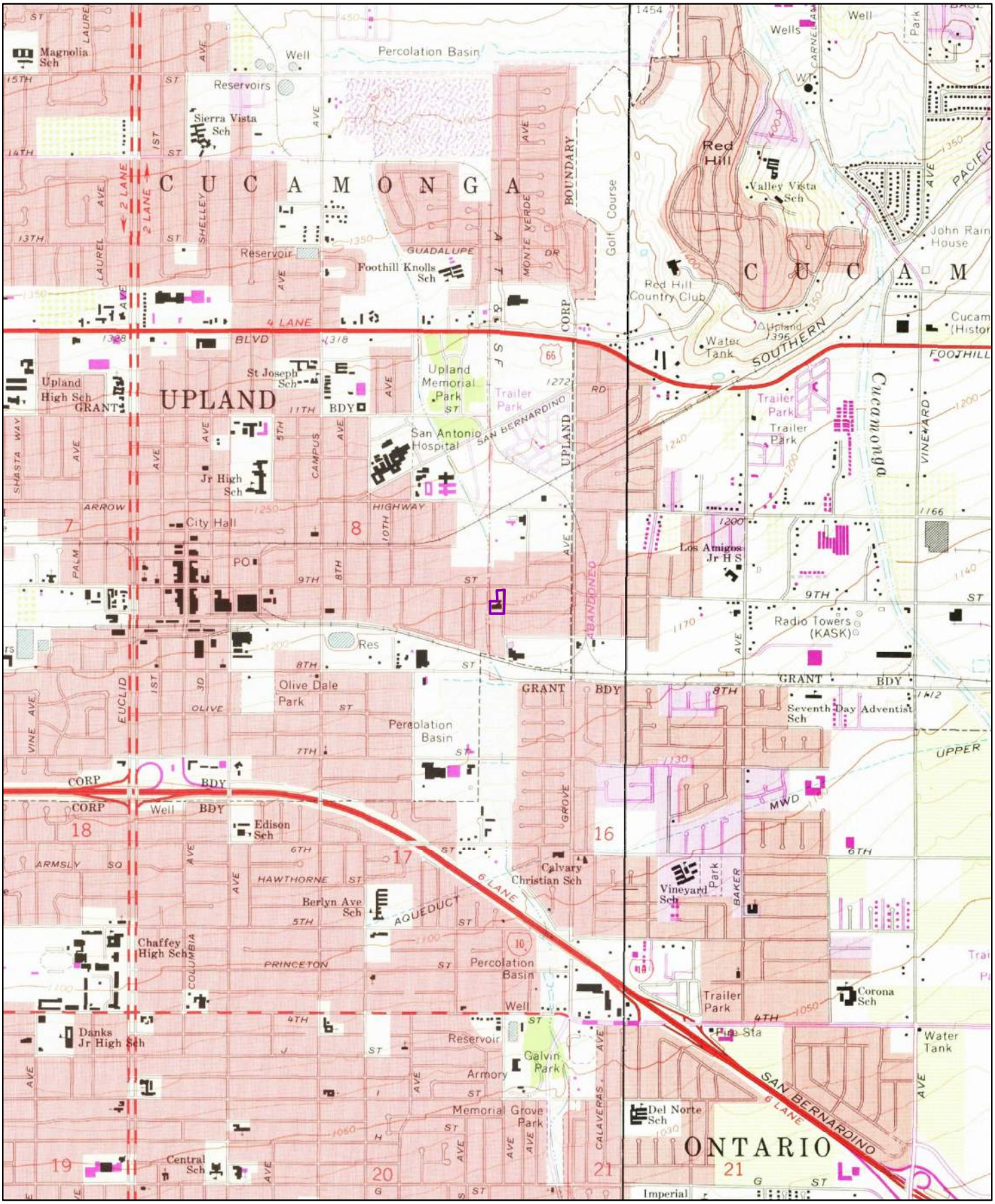
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1973

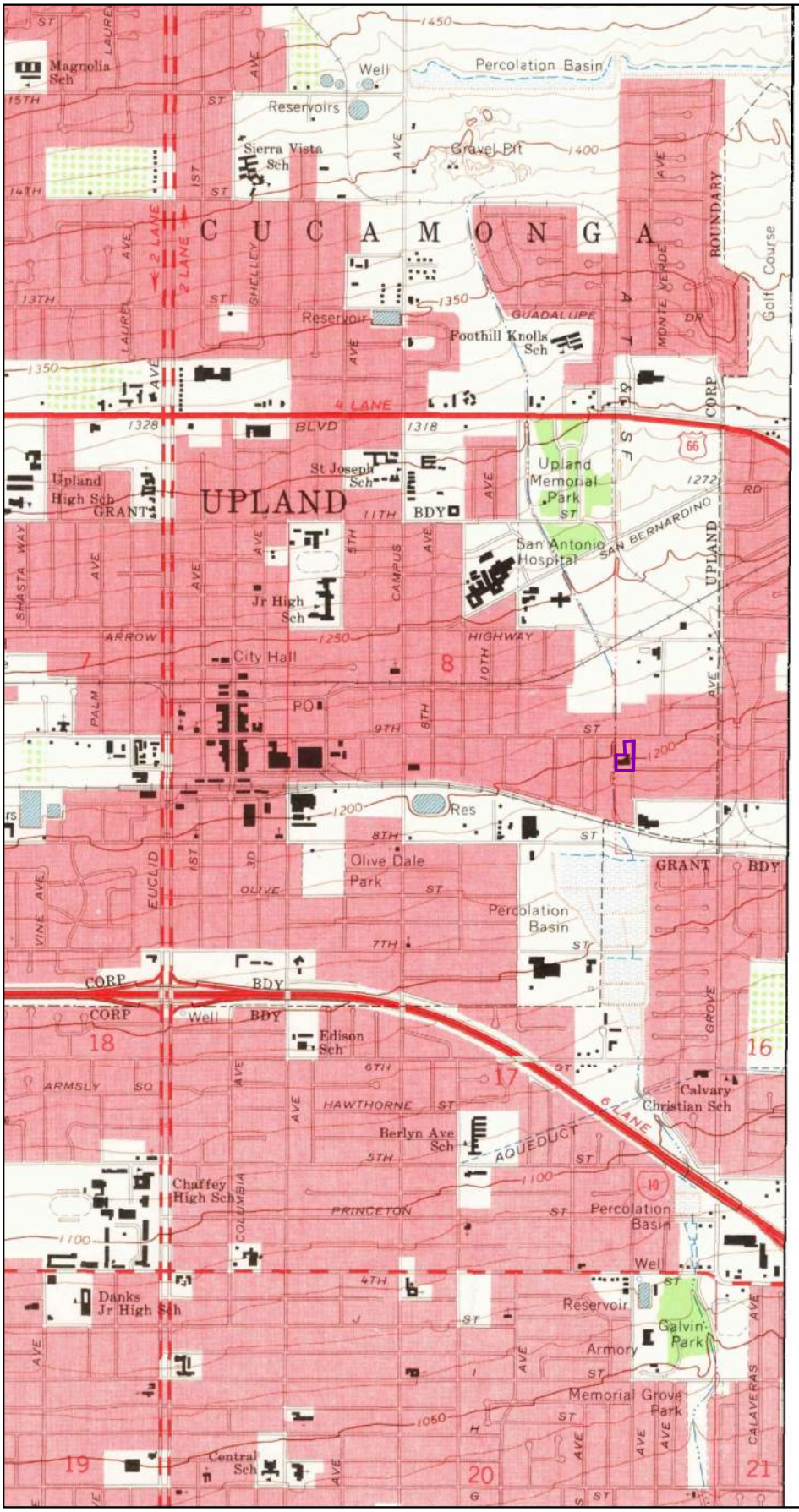
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1967

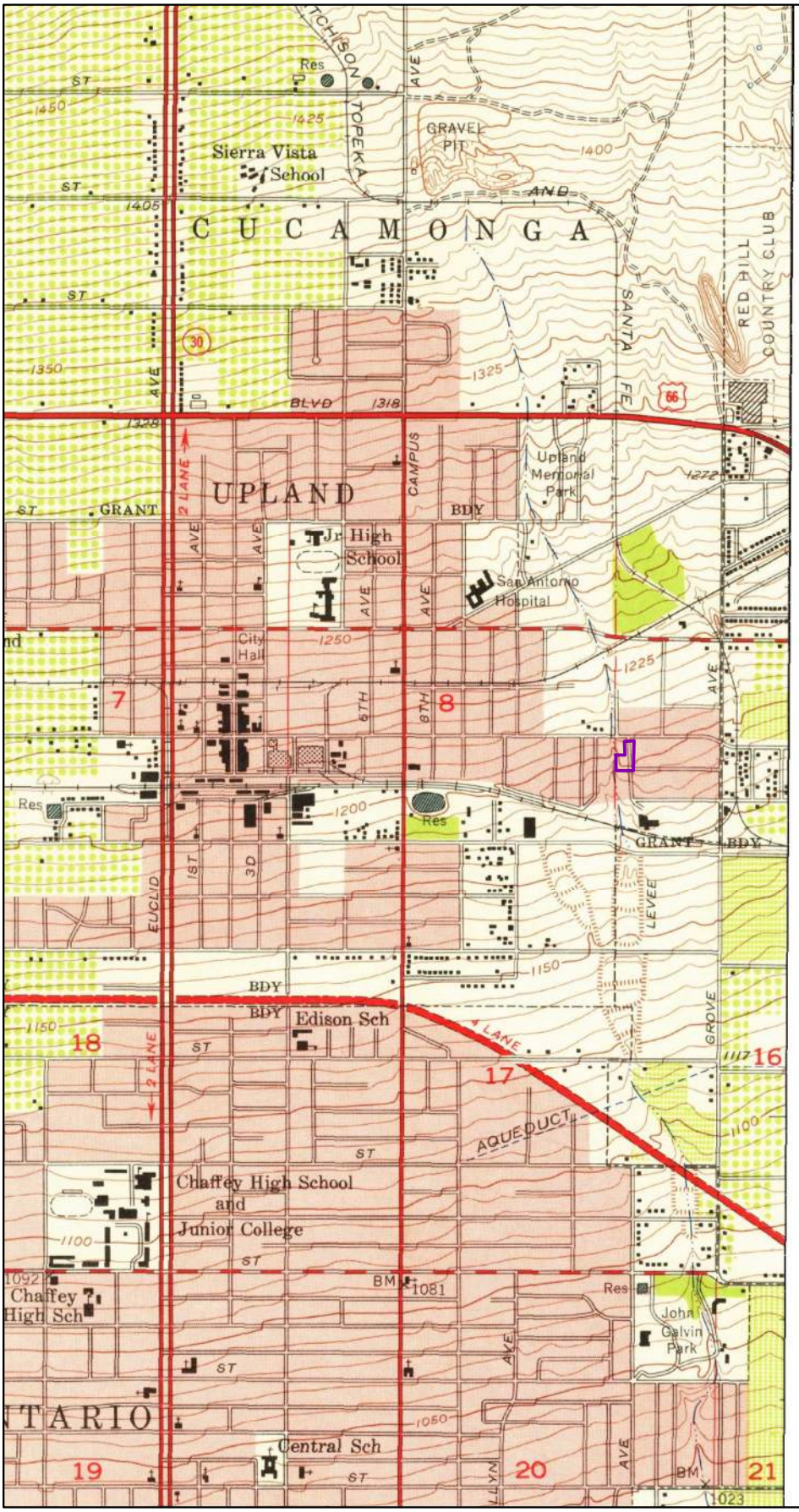
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES



1954

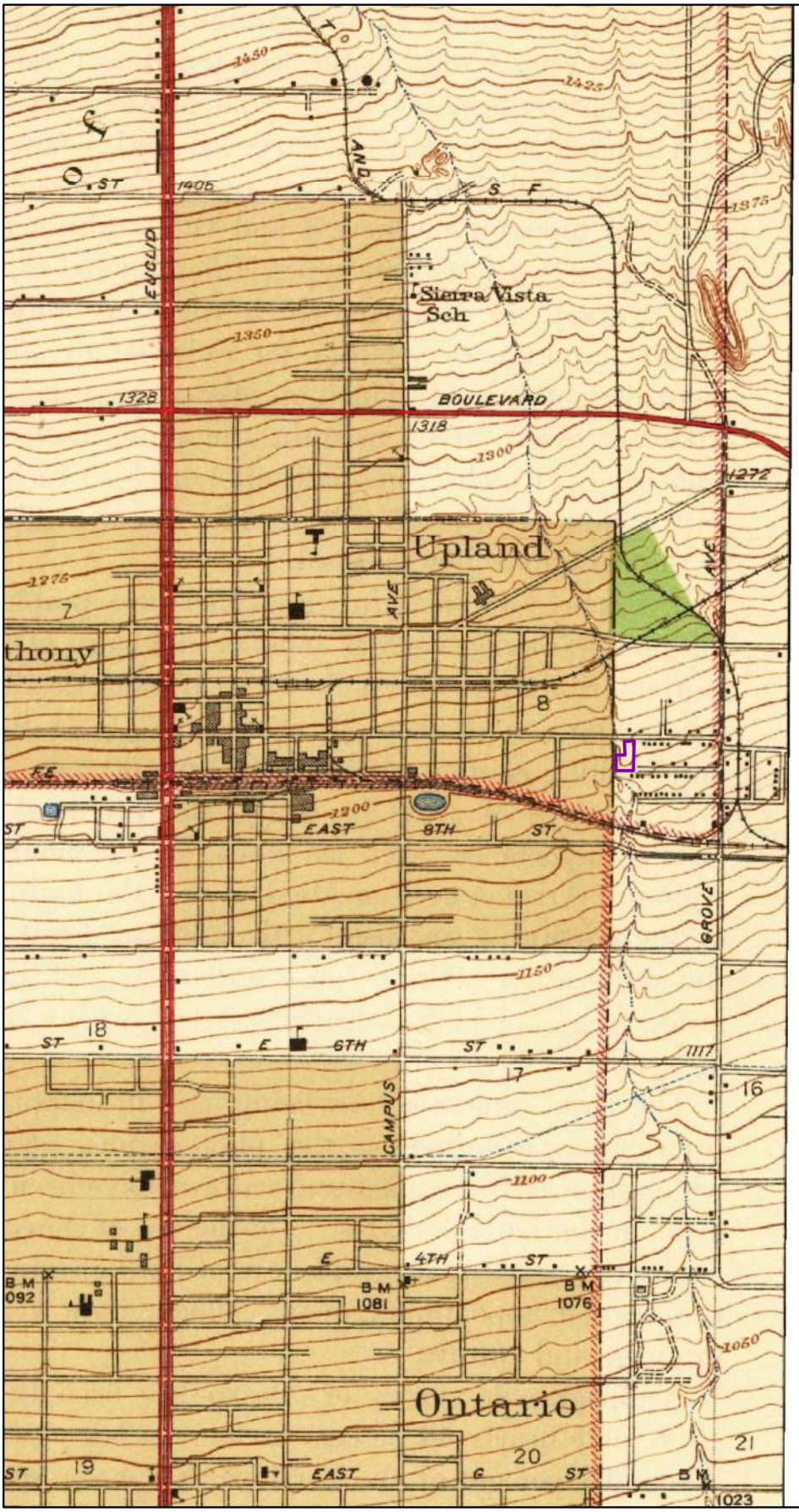
Miles
0 0.2 0.4 0.8

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1942

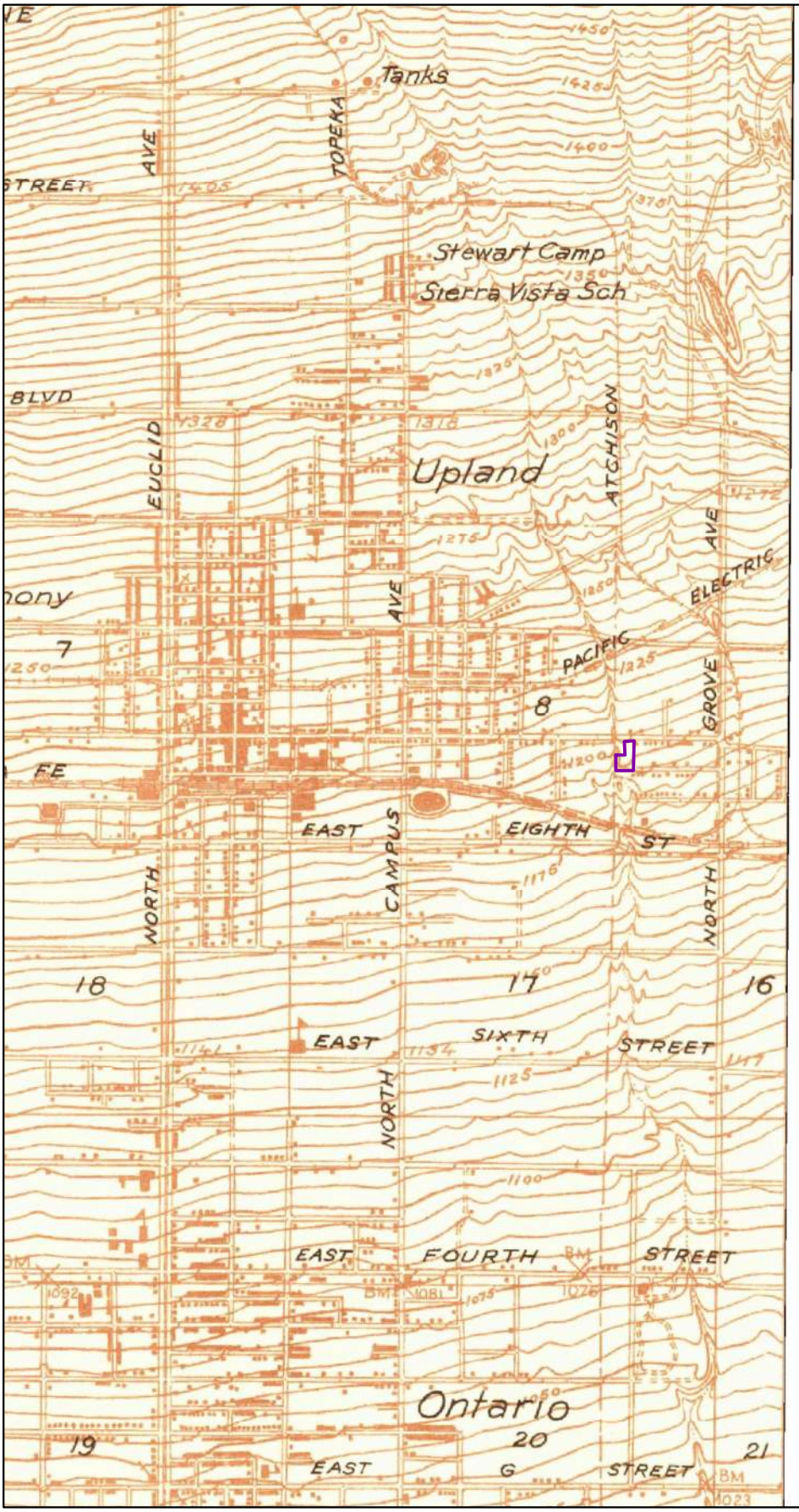
Miles
0 0.2 0.4 0.8

Order No. 20181119210

Quadrangle(s): Ontario and Vicinity,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1933

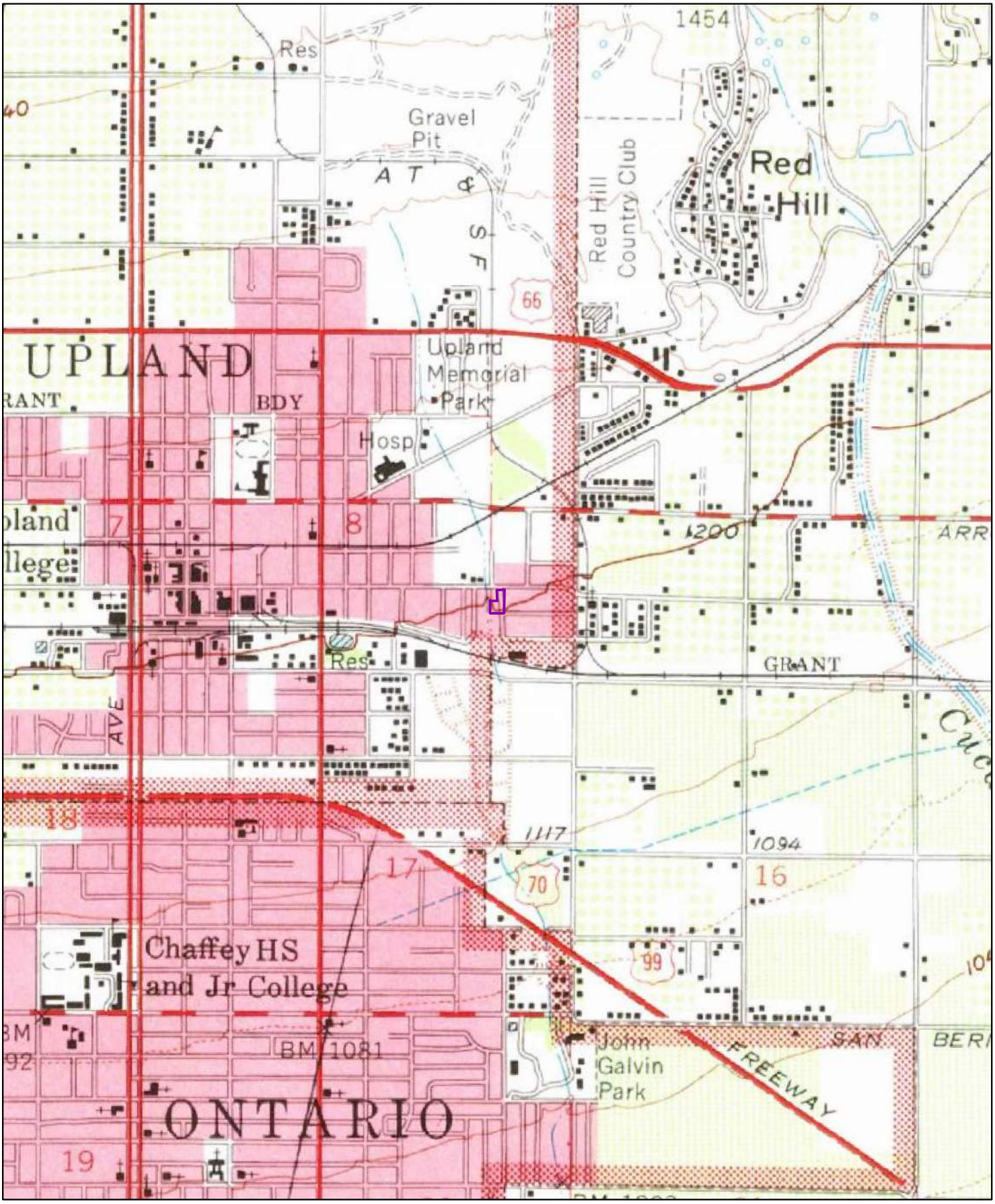
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1954

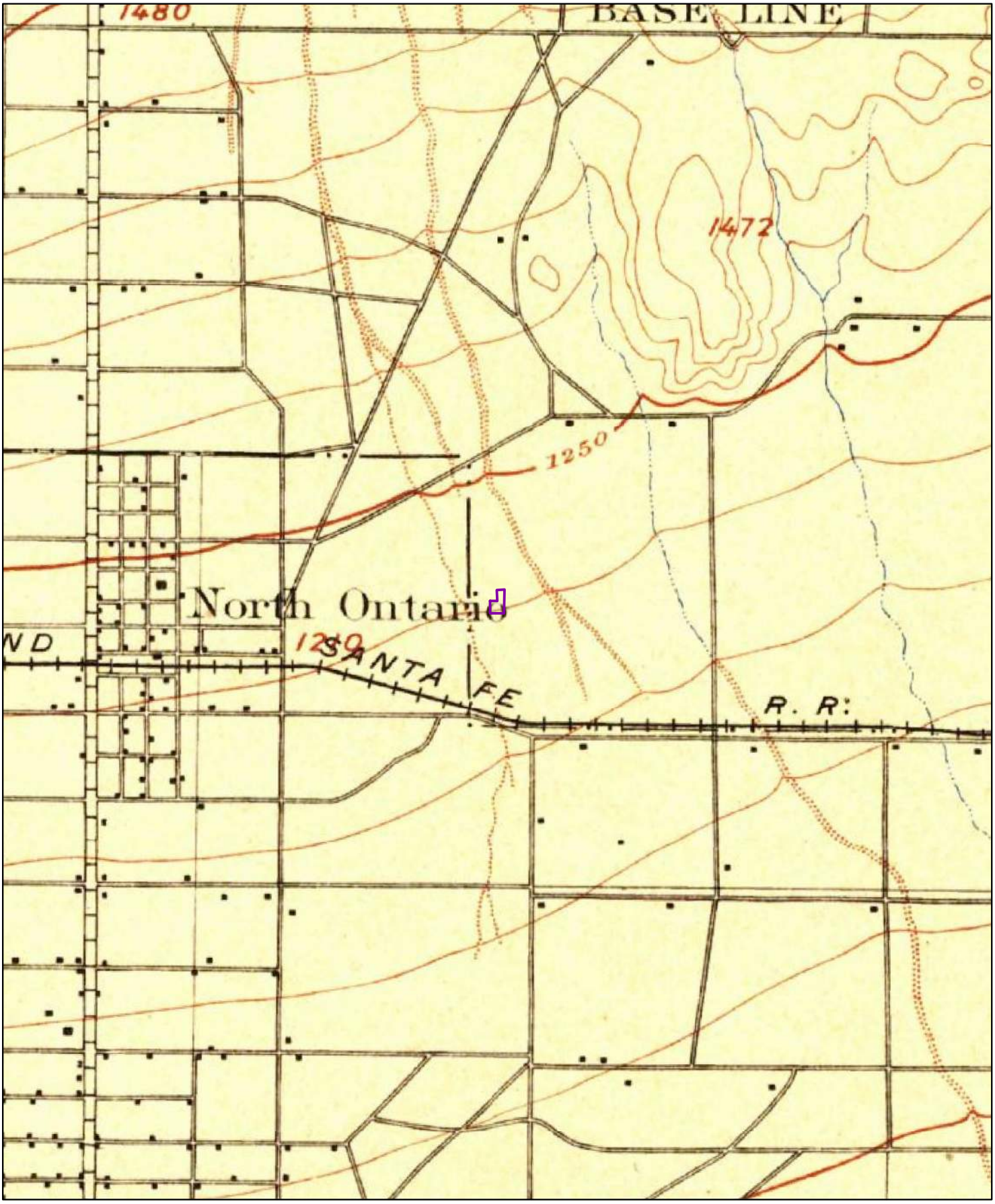
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1903

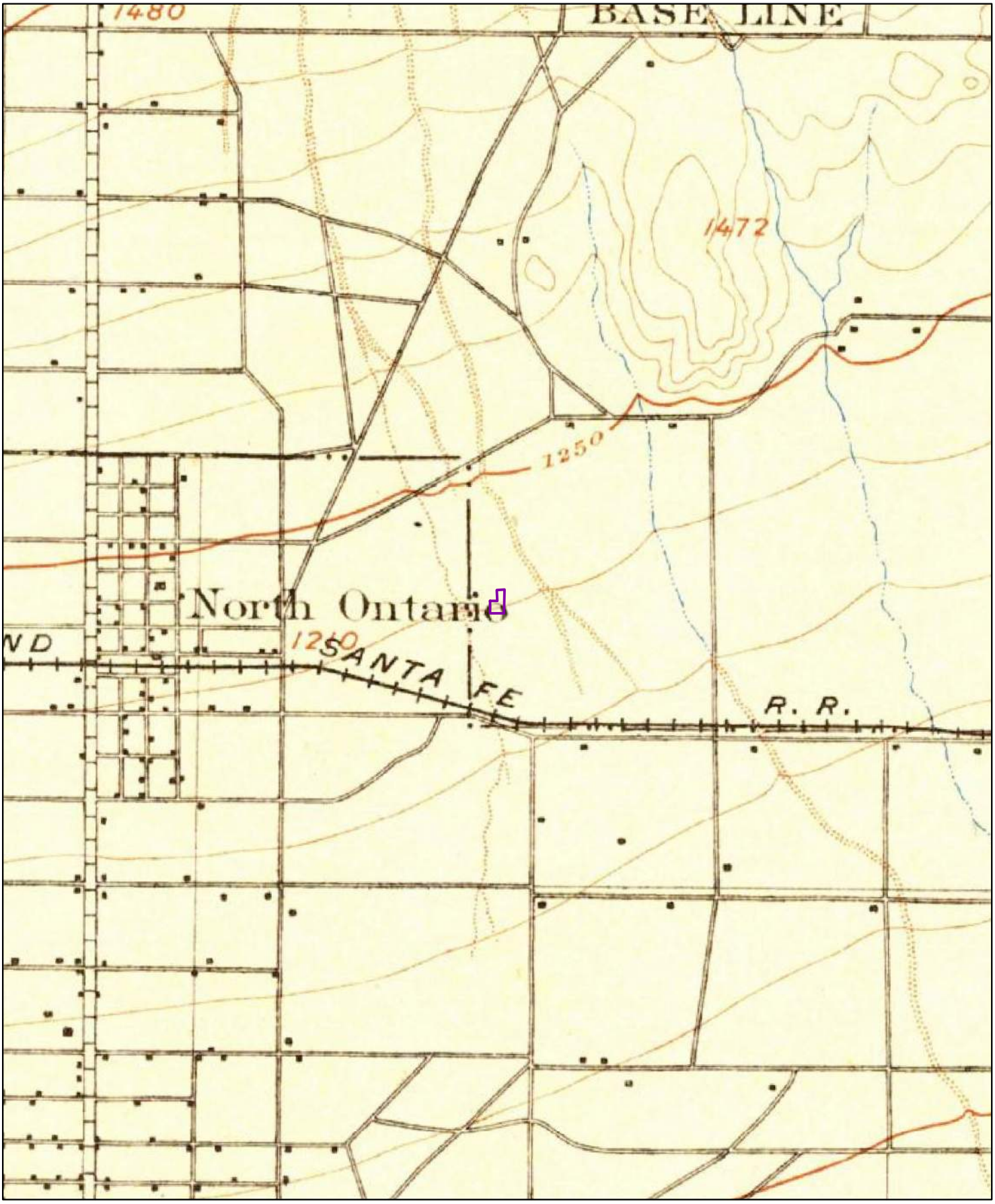
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1900

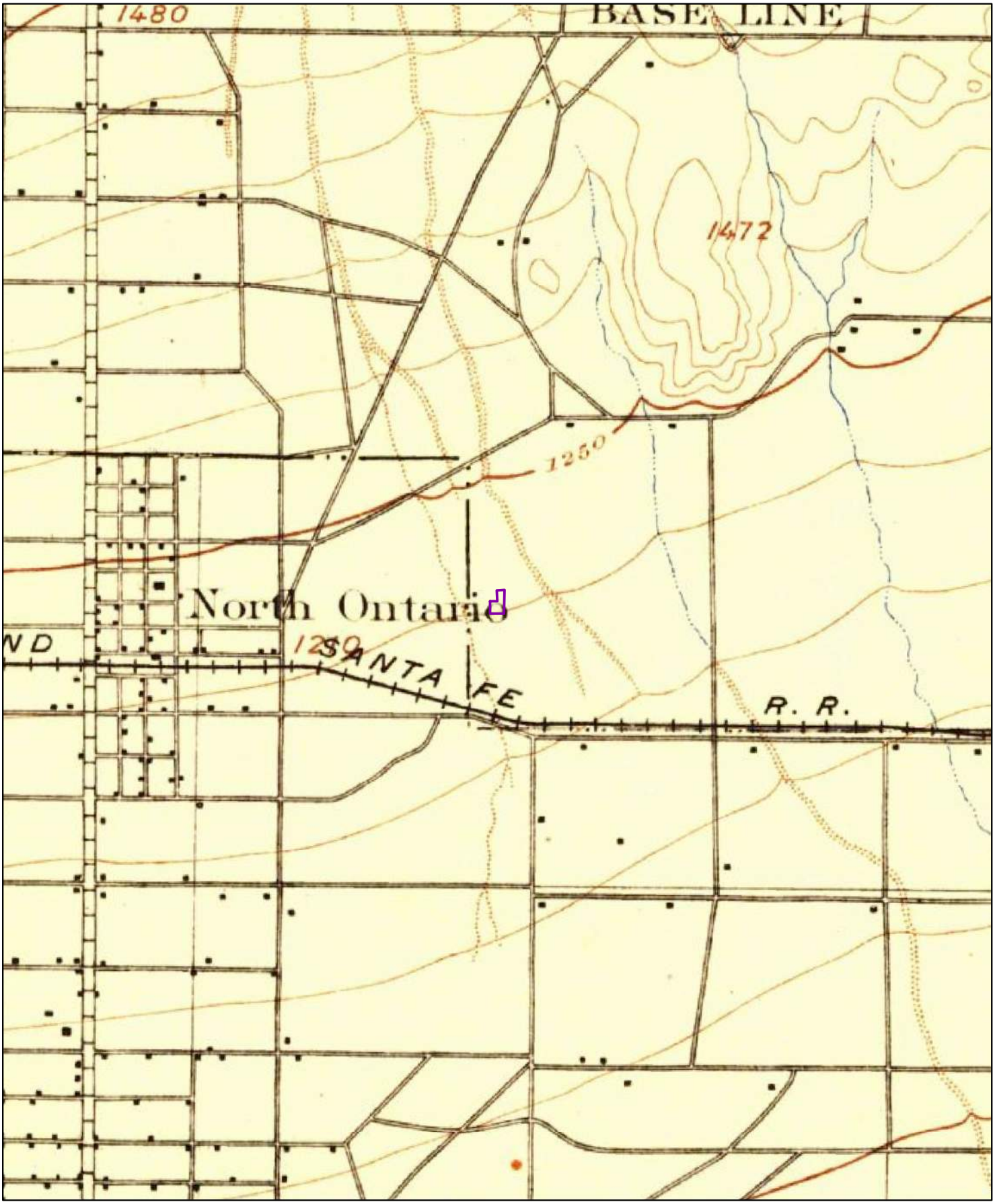
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1897

0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2018-11-19

Order Number: 20181119210

Site Name: Ridgecrest RE - East 9th Street
Address: 1346 East 9th Street, Upland, CA, 91786

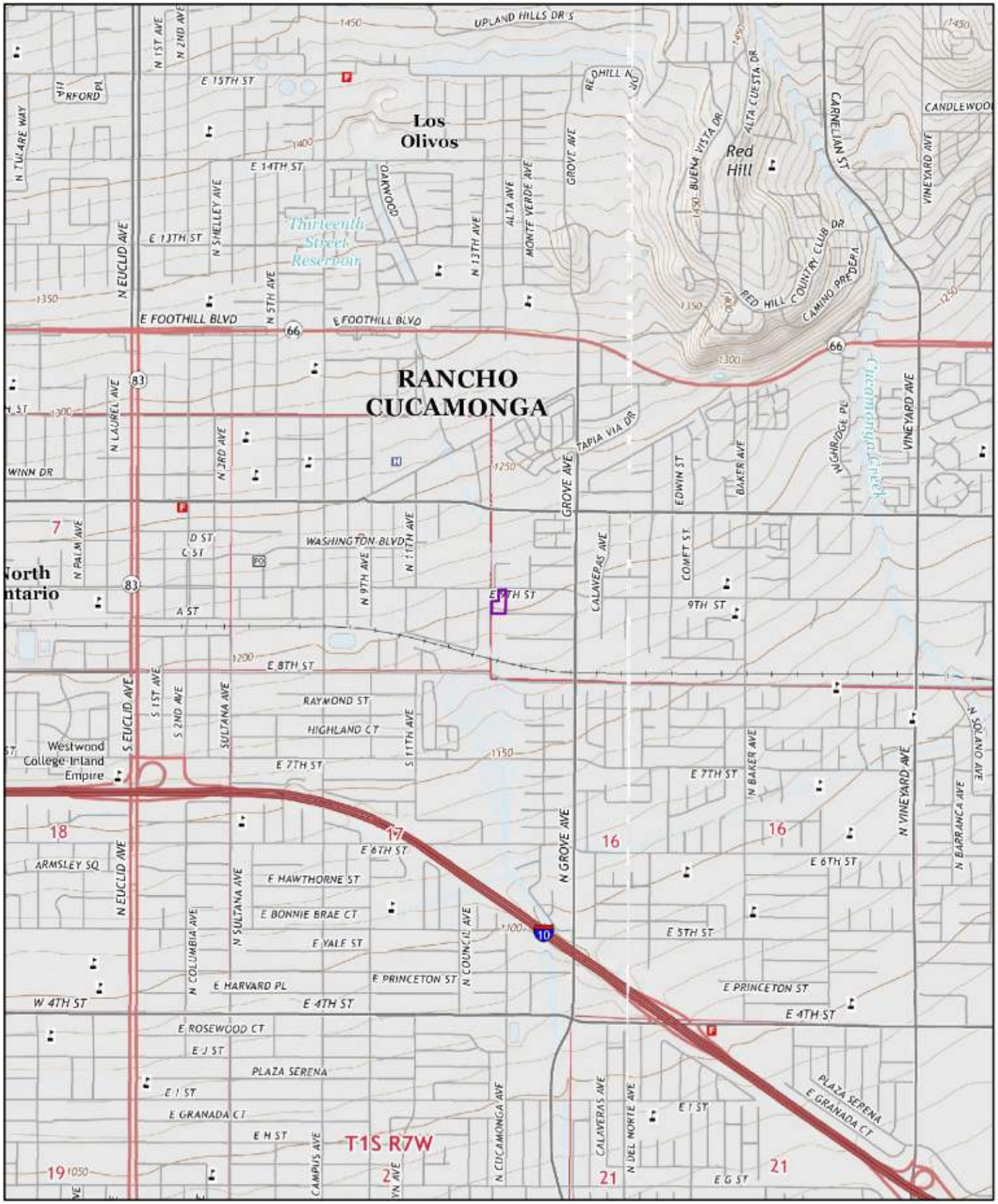
We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1981	7.5
1973	7.5
1967	7.5
1954	7.5
1942	7.5
1933	7.5
1954	15
1903	15
1900	15
1897	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*

Address: 38 Lesmill Road Unit 2, Toronto, ON M3B 2T5
Phone: 1-866-517-5204 Fax: 416-447-7658
info@erisinfo.com www.erisinfo.com



2015

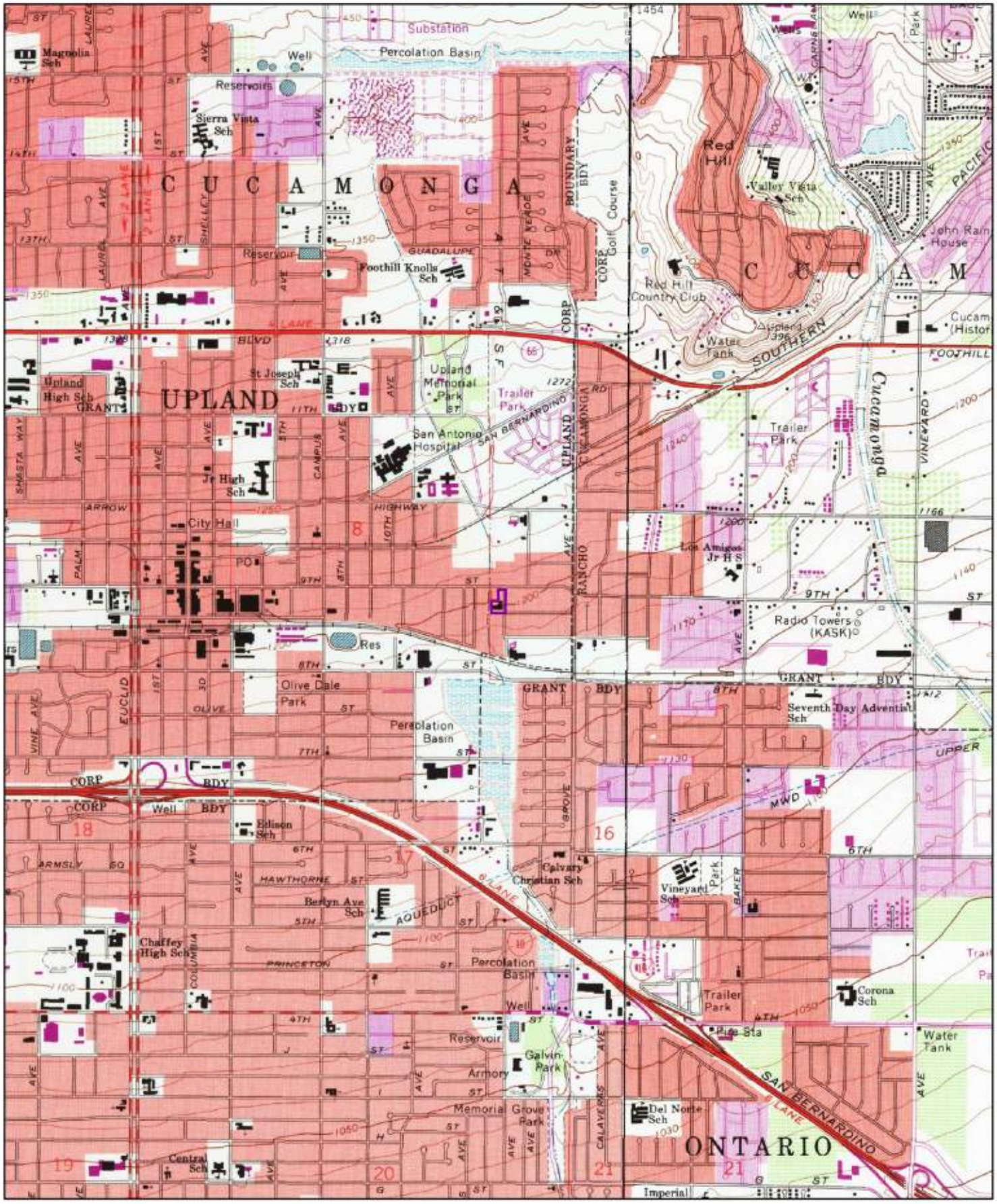
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1981

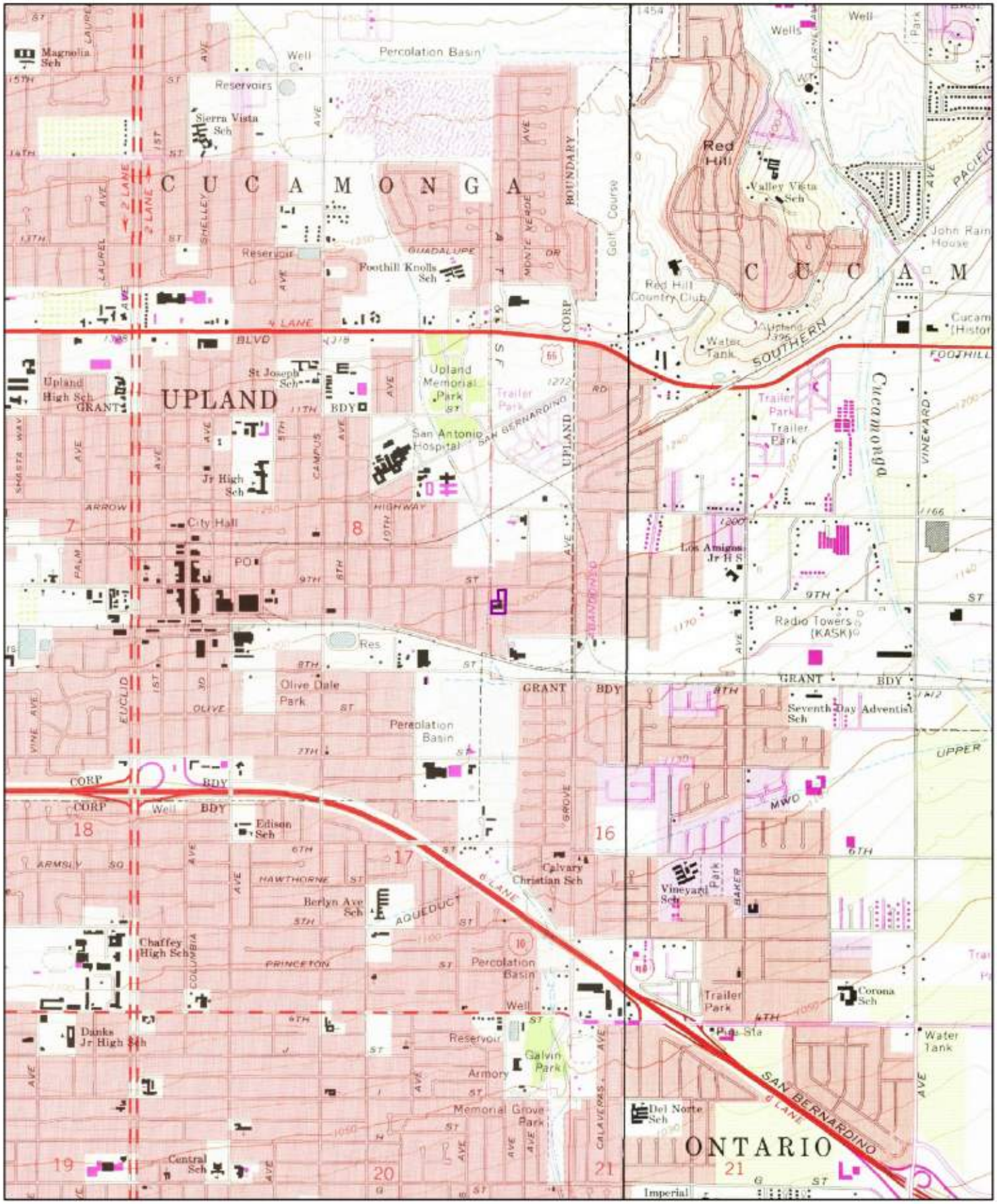
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1973

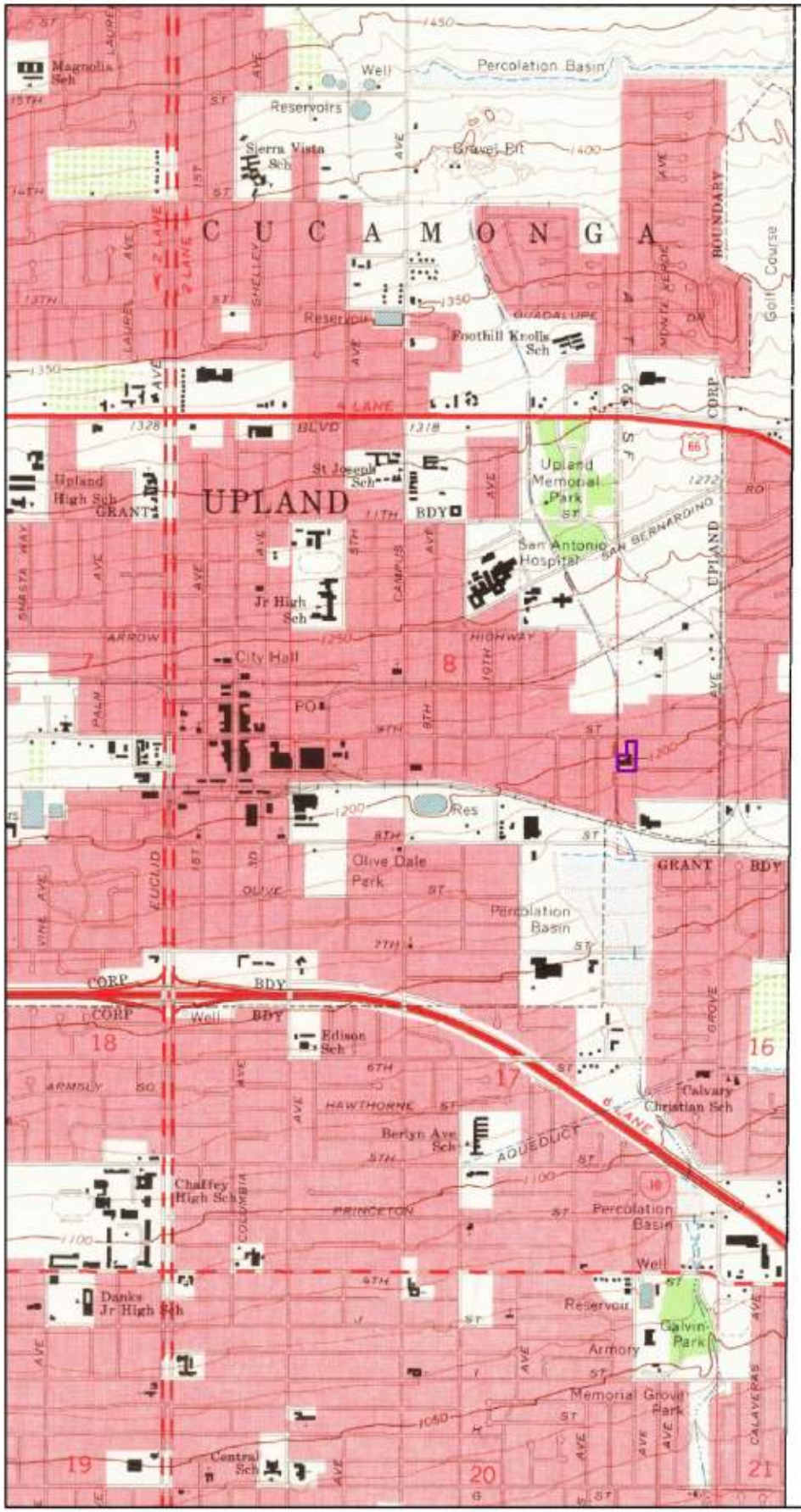
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1967

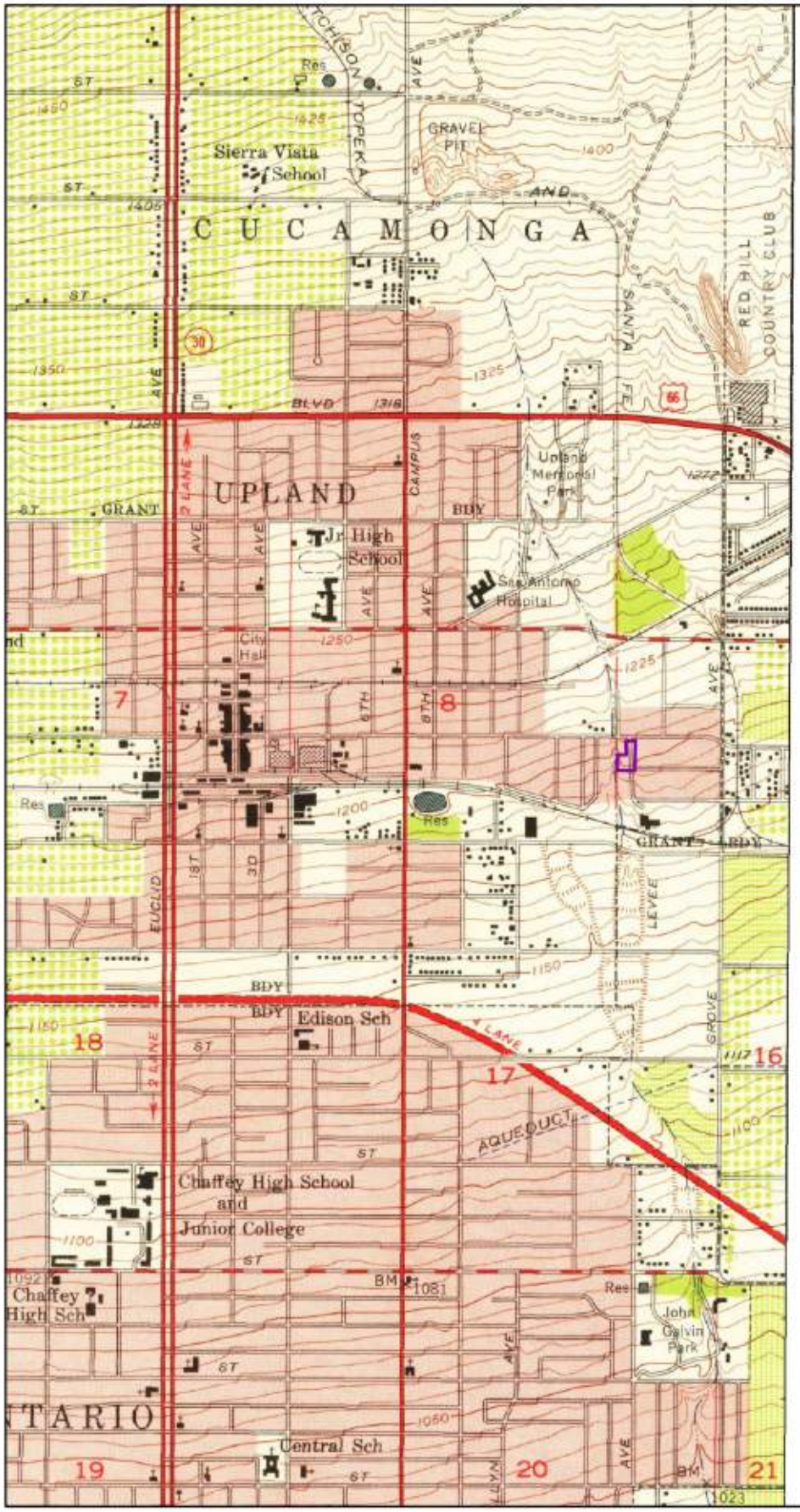
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1954

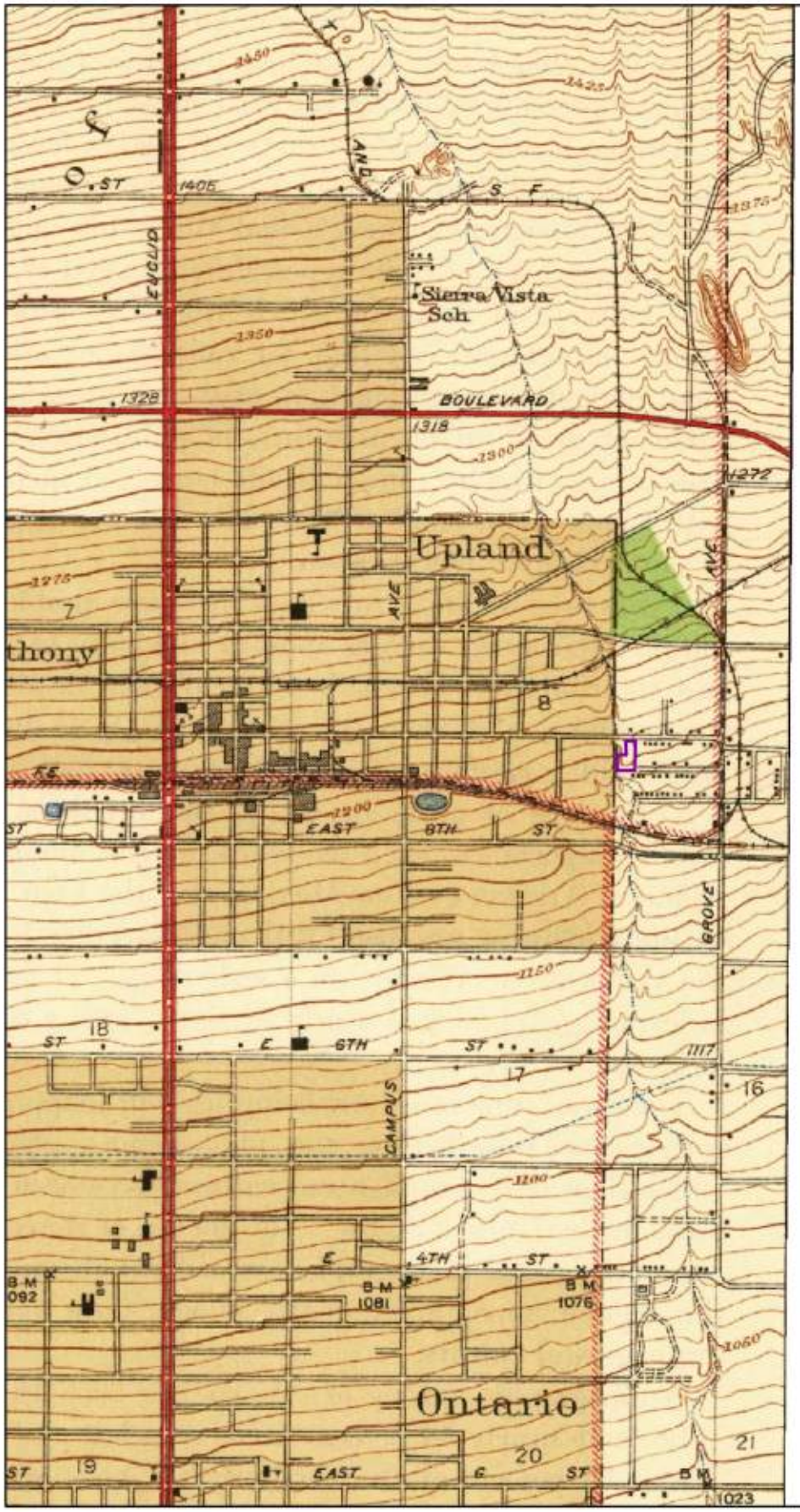
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1942

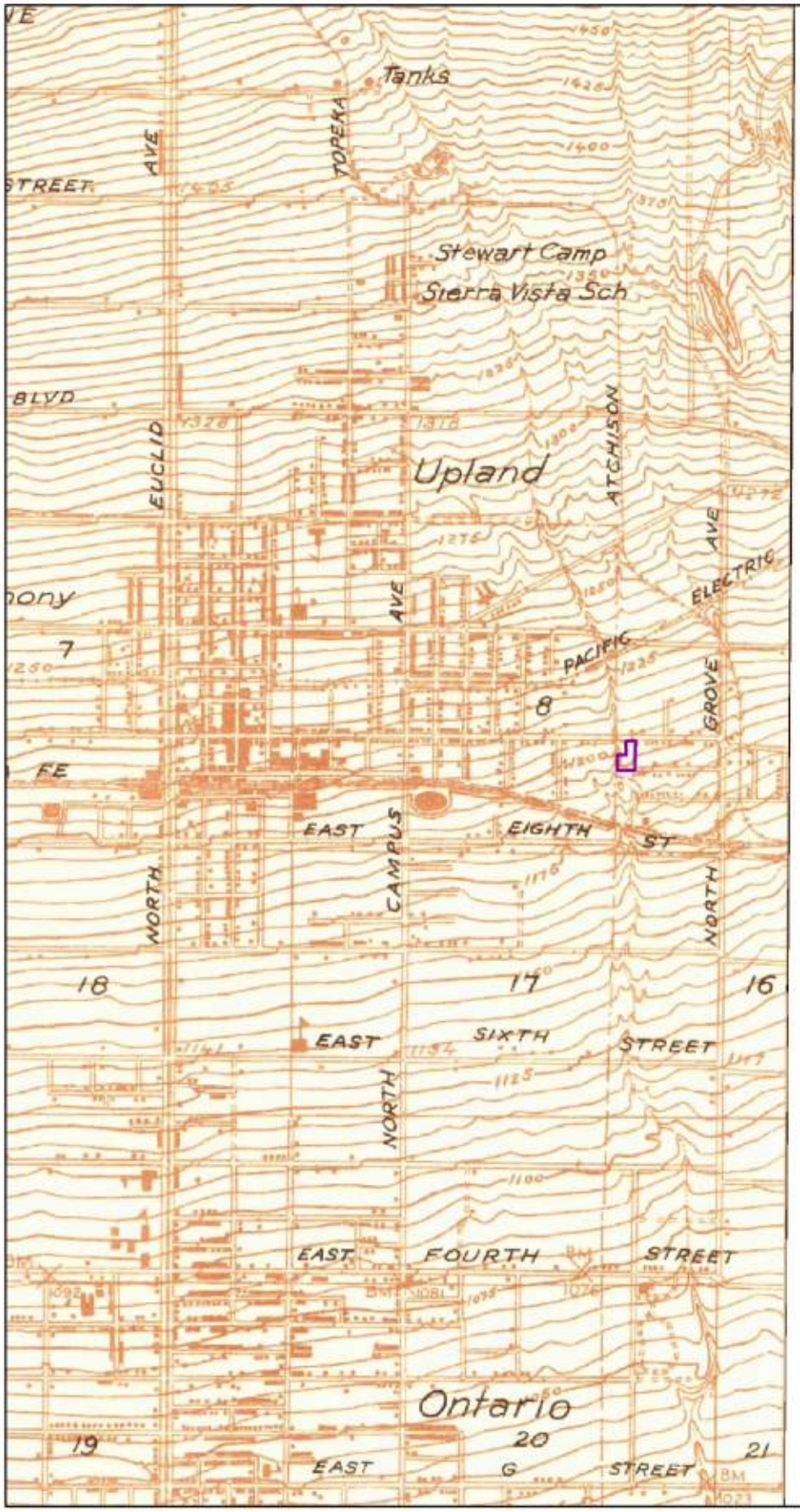
Miles
0 0.2 0.4 0.8

Order No. 20181119210

Quadrangle(s): Ontario and Vicinity,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1933

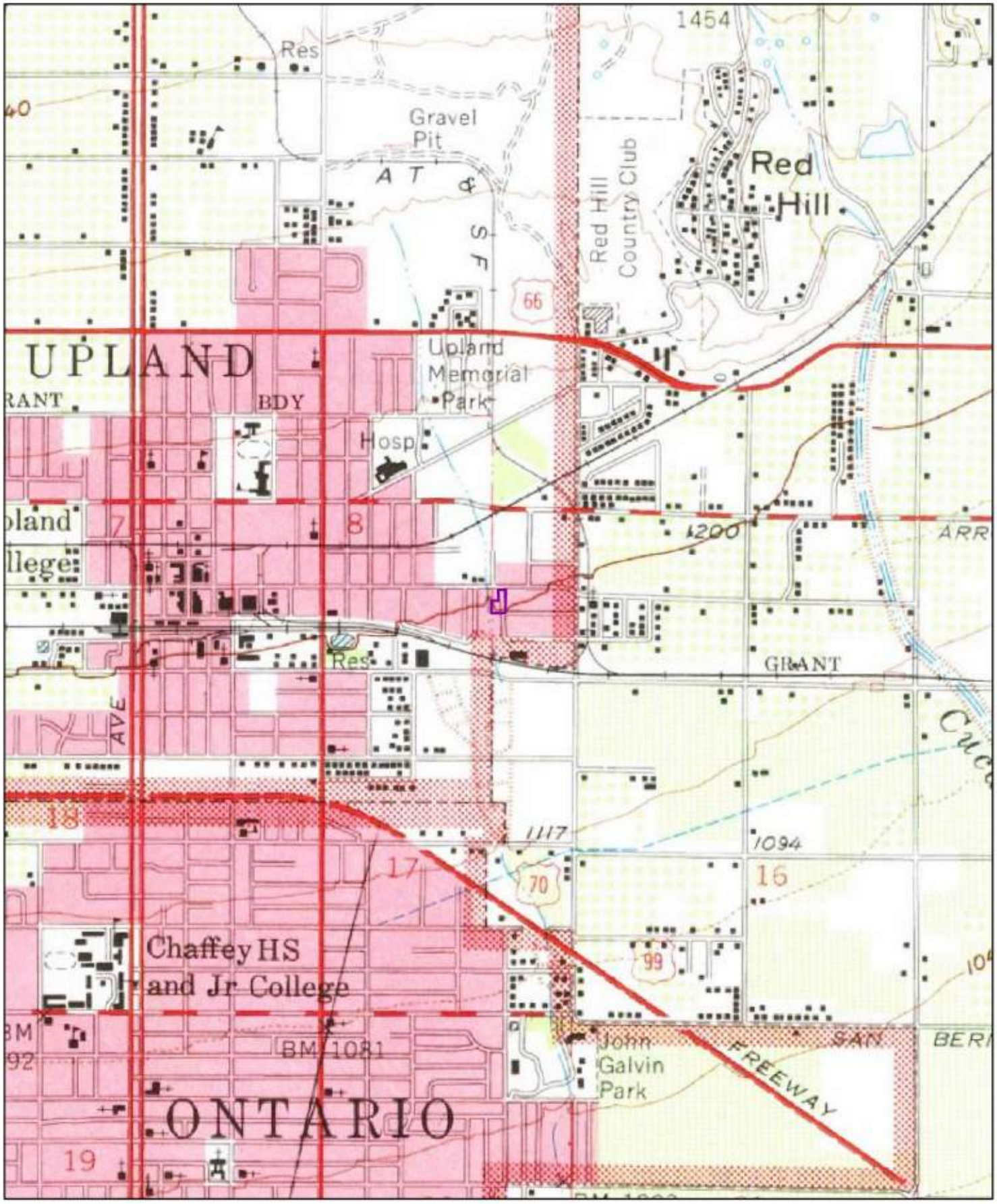
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1954

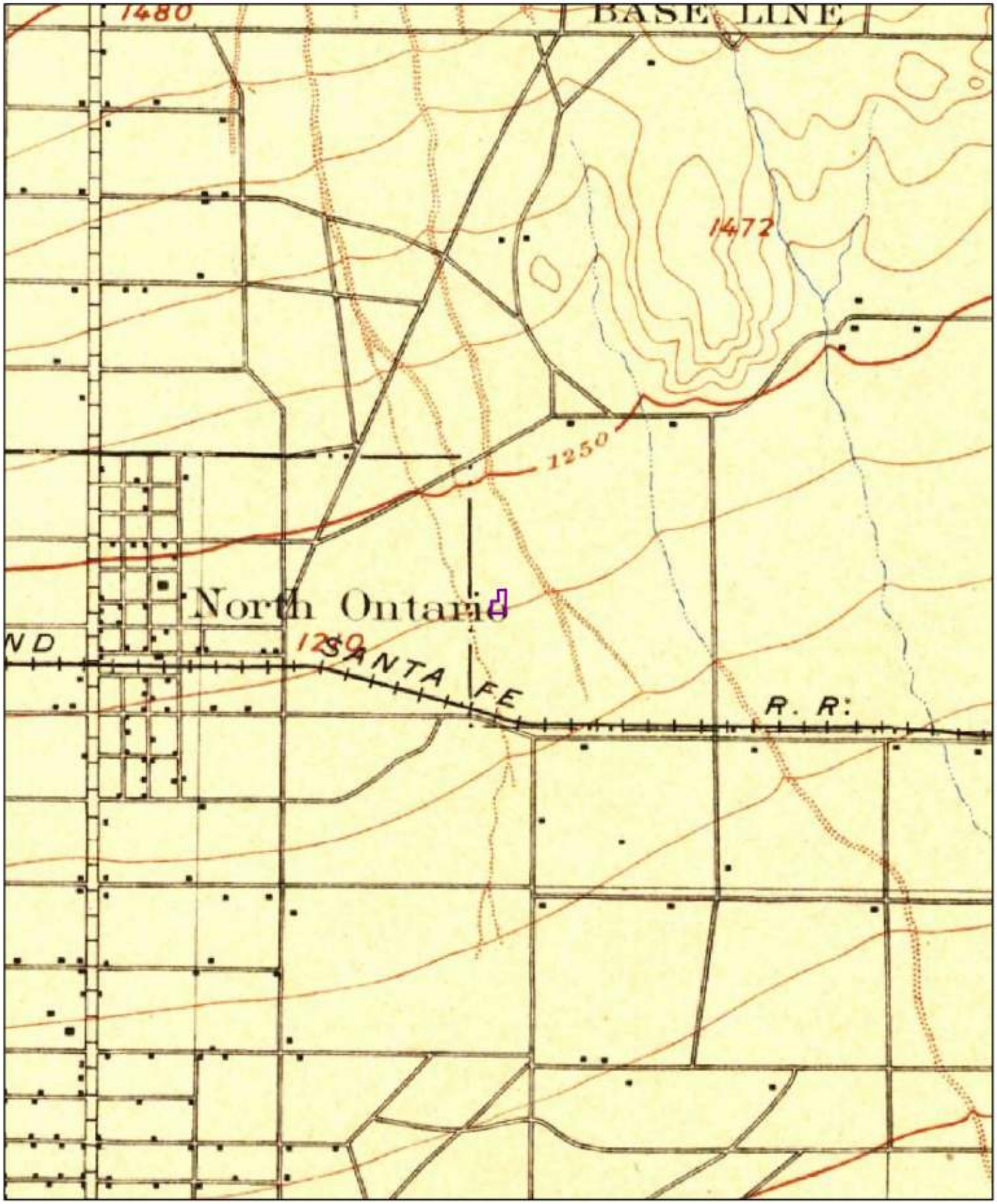
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Ontario,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1903

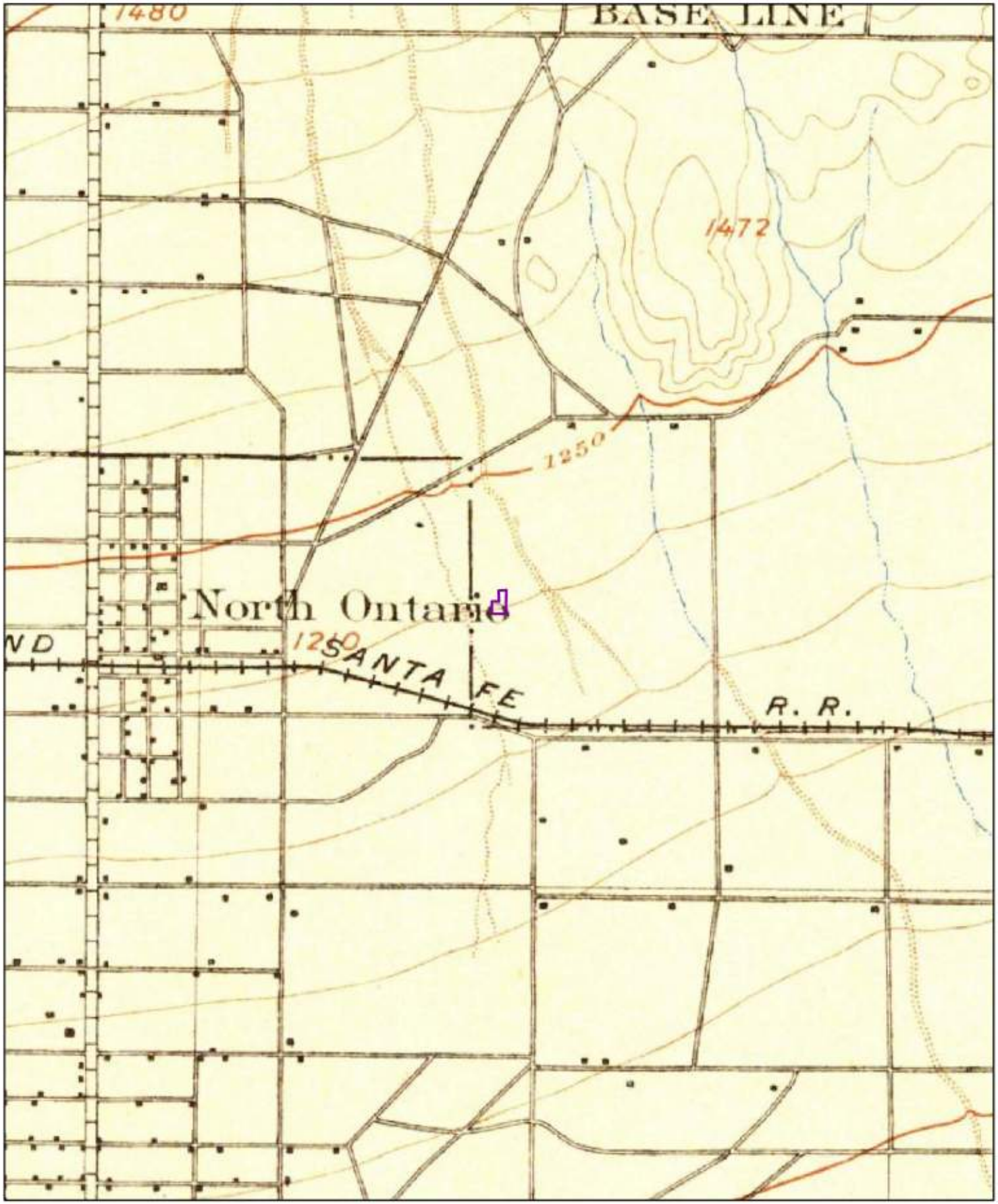
Miles
0 0.2 0.4 0.8

Order No. 20181119210

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1900

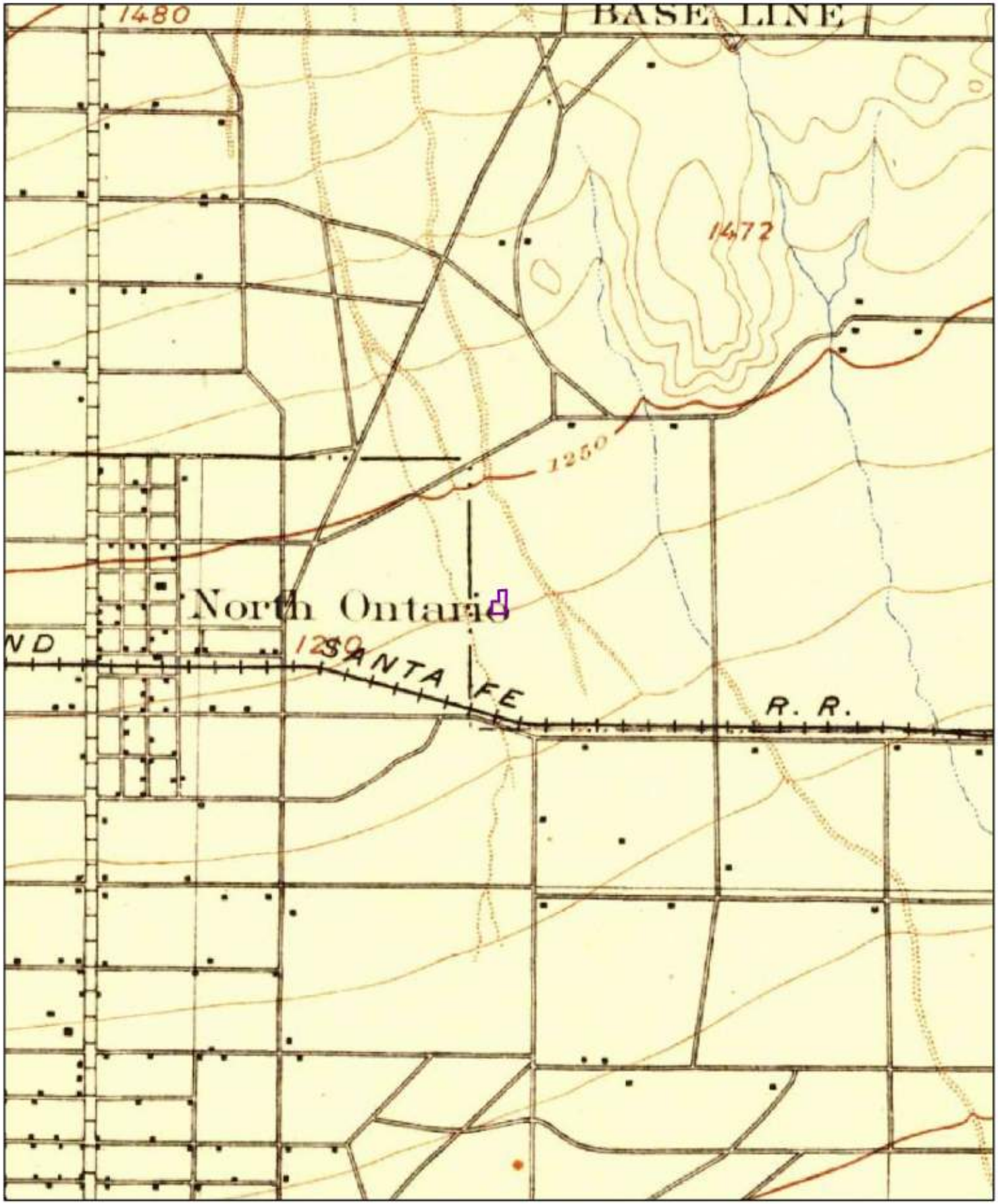
0 0.2 0.4 0.8 Miles

Order No. 20181119210

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



1897

Miles
0 0.2 0.4 0.8

Order No. 20181119210

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

FIRE INSURANCE MAP RESEARCH RESULTS

Date: 11/20/2018

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

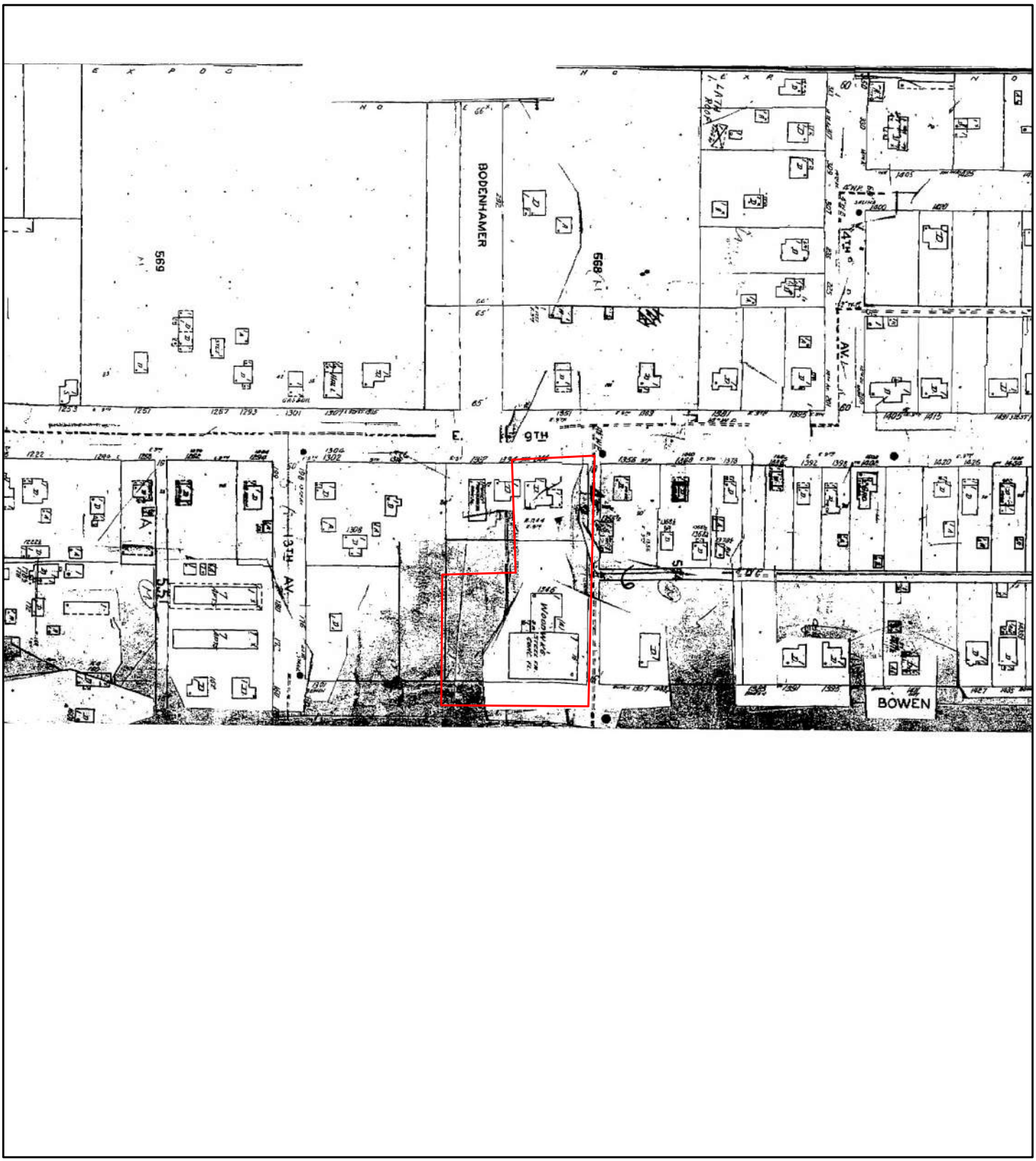
Order Number: 20181119210
Site Name: Ridgecrest RE - East 9th Street
Address: 1346 East 9th Street, Upland, CA, 91786

Date	City	State	Volume	Sheet Number(s)
1955	Upland	California	2	
1950	Upland	California	2	
1932	Upland	California	2	
1930	Upland	California	2	
1928	Upland	California	2	

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Address: 38 Lesmill Rd Unit 2, Toronto, ON M3B 2T5
Phone: 1-866-517-5204 Fax:416-447-7658
info@erisinfo.com • www.erisinfo.com

Fire Insurance Map



1955

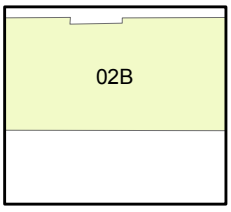
Address: 1346 East 9th Street, Upland, CA, 91786

N

0 90 180 360 540 720

Feet

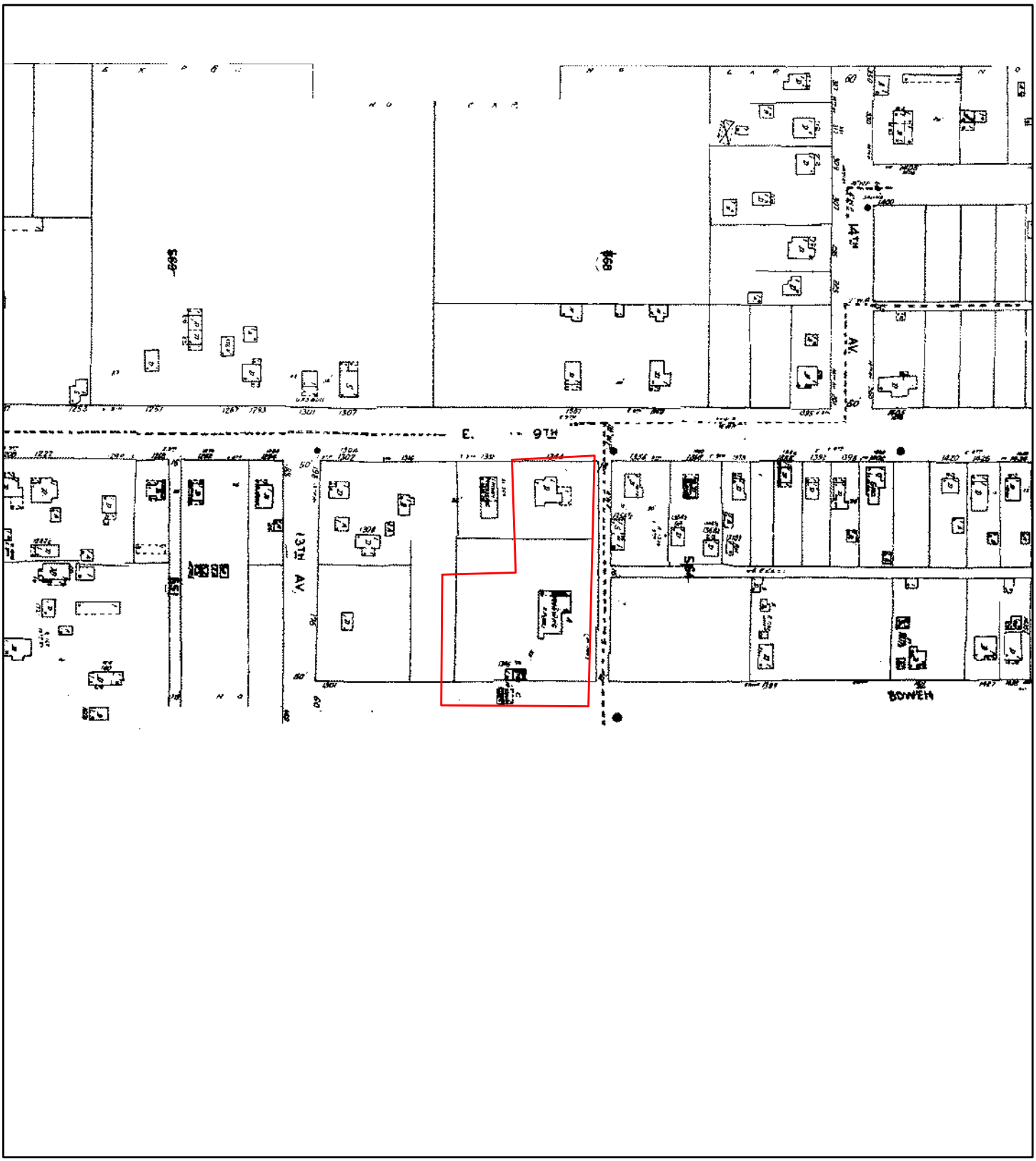
Order Number 20181119210



Map sheet(s):
Volume NA:2;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



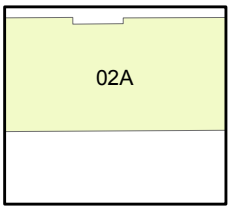
1950

Address: 1346 East 9th Street, Upland, CA, 91786

N

Feet 0 90 180 360 540 720

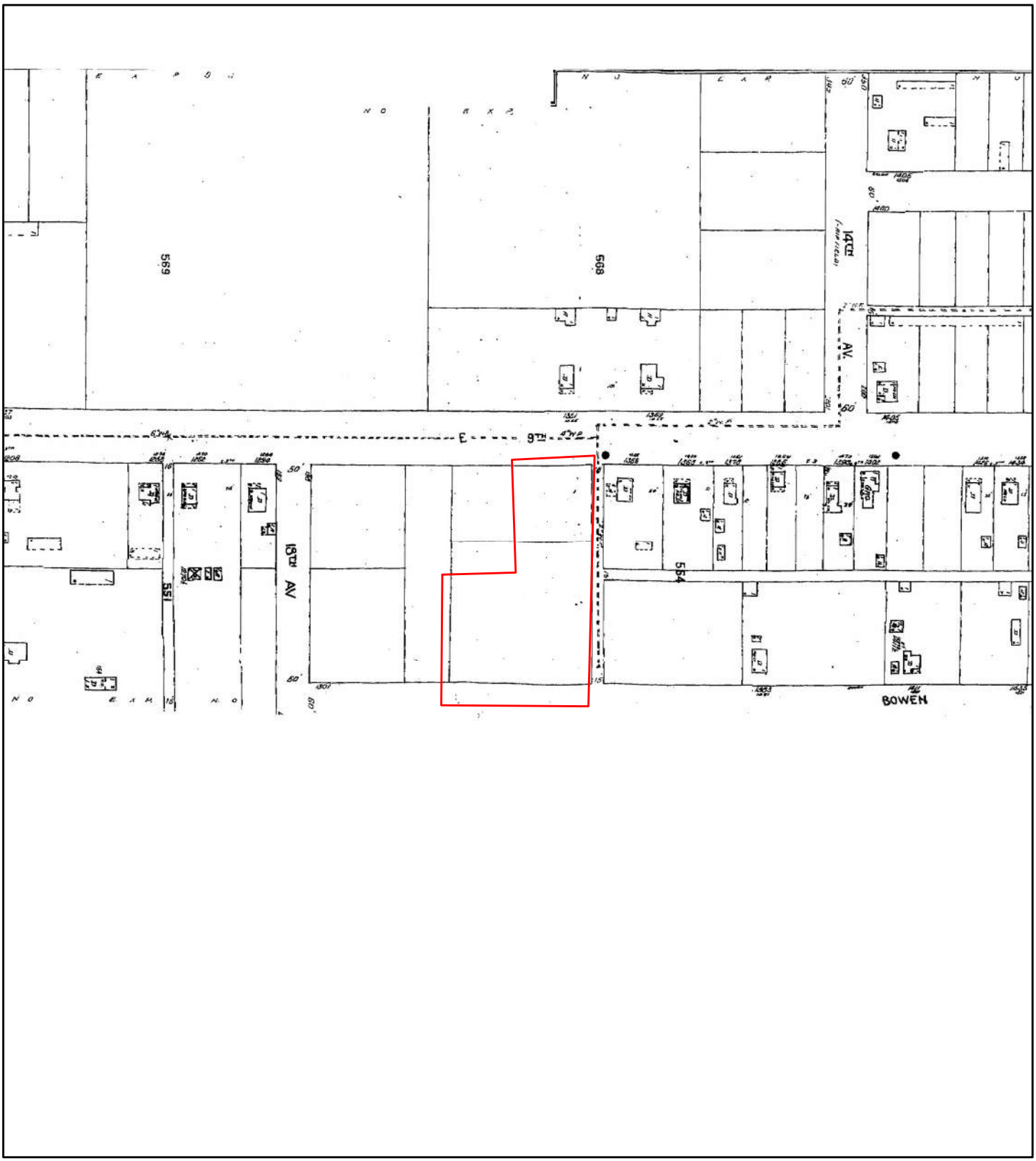
Order Number 20181119210



Map sheet(s):
Volume NA:2;

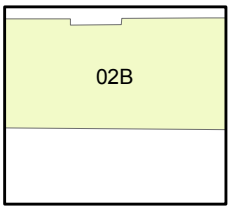
ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1932

Address: 1346 East 9th Street, Upland, CA, 91786



Map sheet(s):
Volume NA:2;

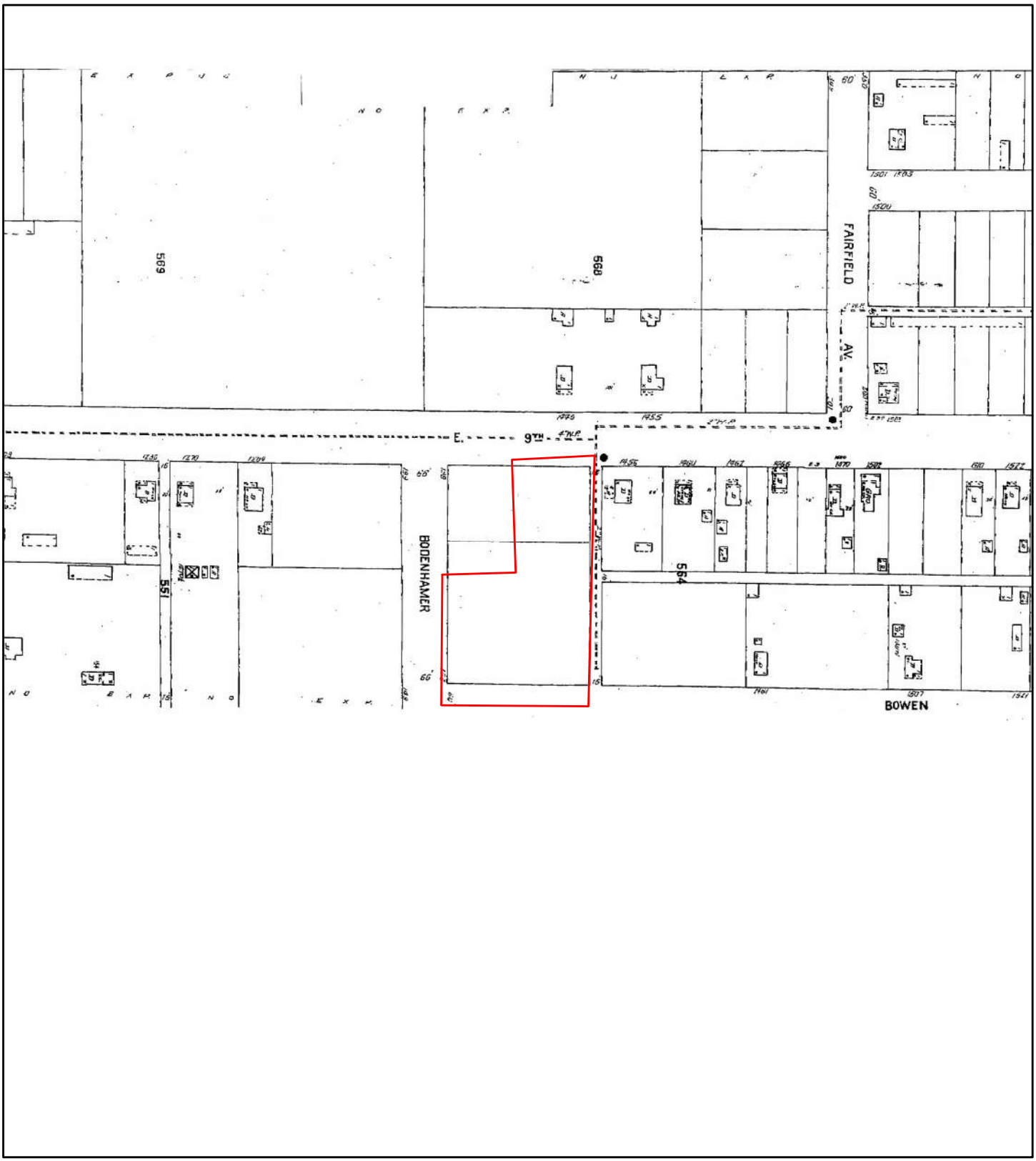
N

0 90 180 360 540 720
Feet

Order Number 20181119210

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



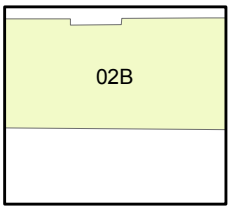
1930

Address: 1346 East 9th Street, Upland, CA, 91786

N

0 90 180 360 540 720
Feet

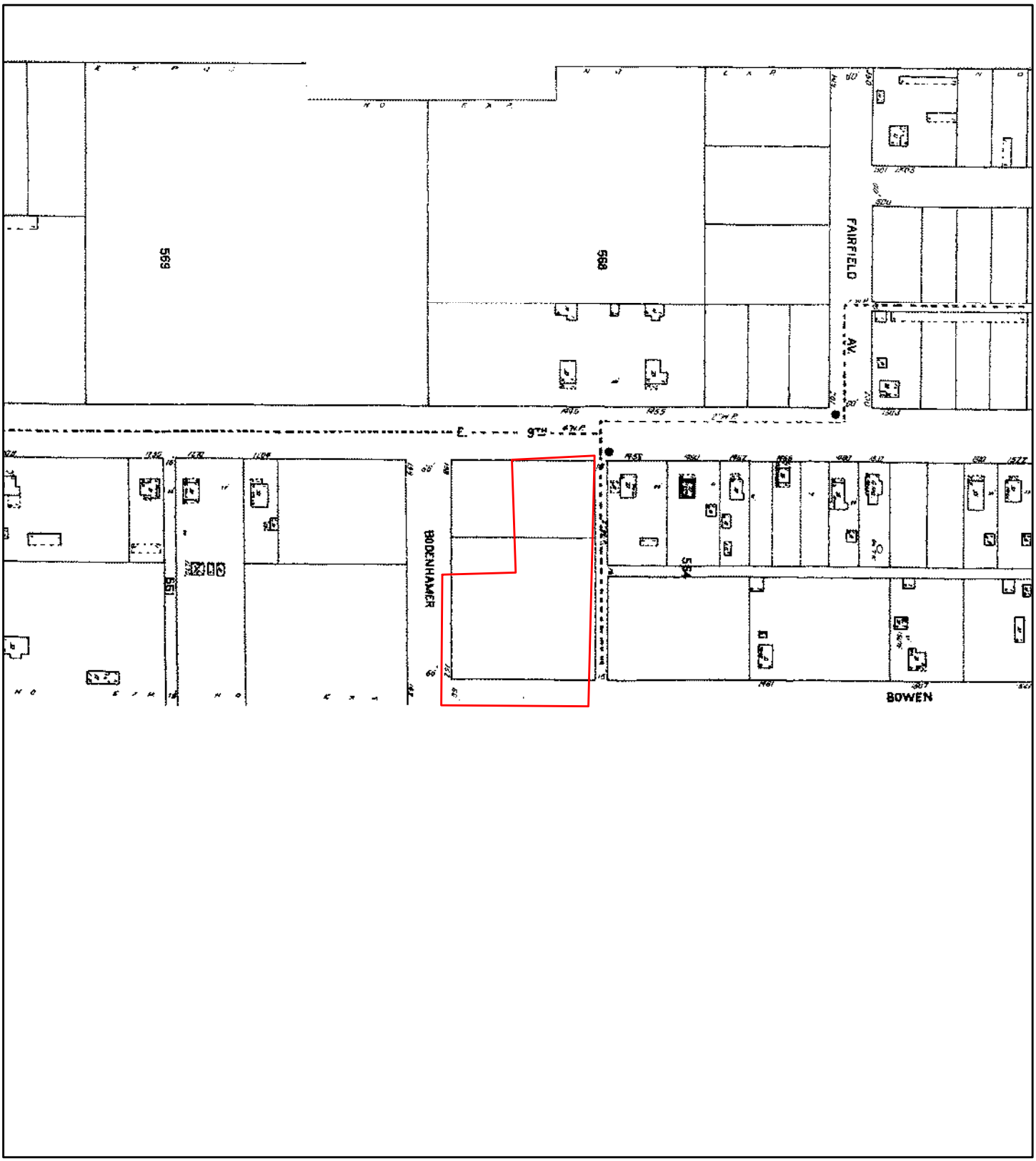
Order Number 20181119210



Map sheet(s):
Volume NA:2;

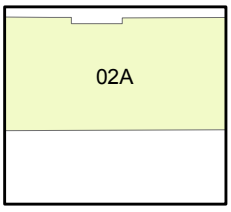
ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1928

Address: 1346 East 9th Street, Upland, CA, 91786



Map sheet(s):
Volume NA:2;

N

Feet 0 90 180 360 540 720

Order Number 20181119210

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

ENVIRONMENTAL RISK INFORMATION SERVICES

FIRE INSURANCE MAP RESEARCH RESULTS

Date: 11/20/2018

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

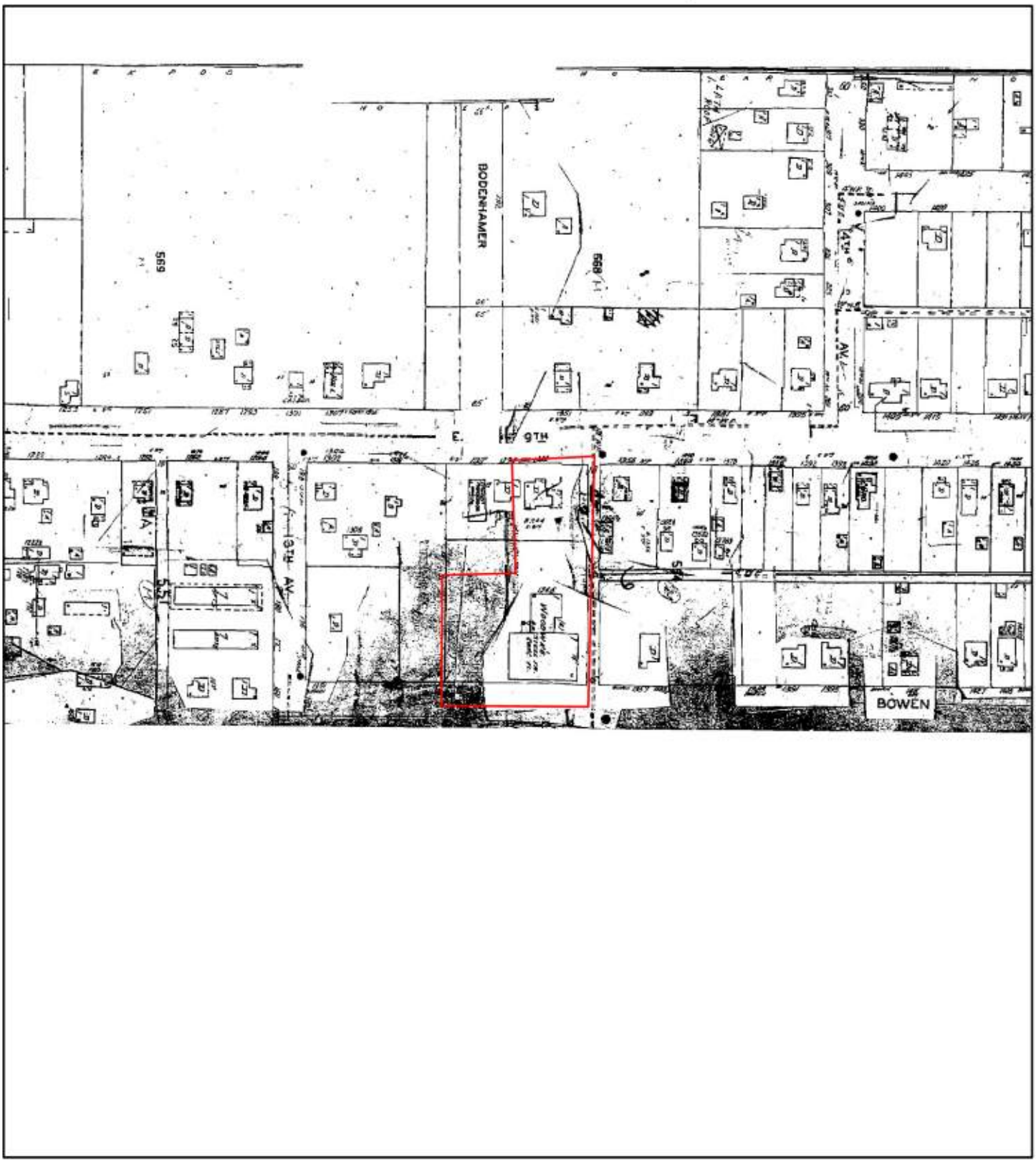
Order Number: 20181119210
Site Name: Ridgecrest RE - East 9th Street
Address: 1346 East 9th Street, Upland, CA, 91786

Date	City	State	Volume	Sheet Number(s)
1955	Upland	California	2	
1950	Upland	California	2	
1932	Upland	California	2	
1930	Upland	California	2	
1928	Upland	California	2	

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Address: 38 Lesmill Rd Unit 2, Toronto, ON M3B 2T5
Phone: 1-866-517-5204 Fax:416-447-7658
info@erisinfo.com • www.erisinfo.com

Fire Insurance Map



1955

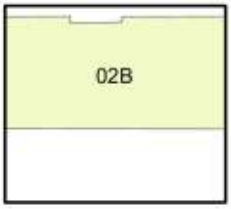
Address: 1346 East 9th Street, Upland, CA, 91786

N

0 90 180 360 540 720

Feet

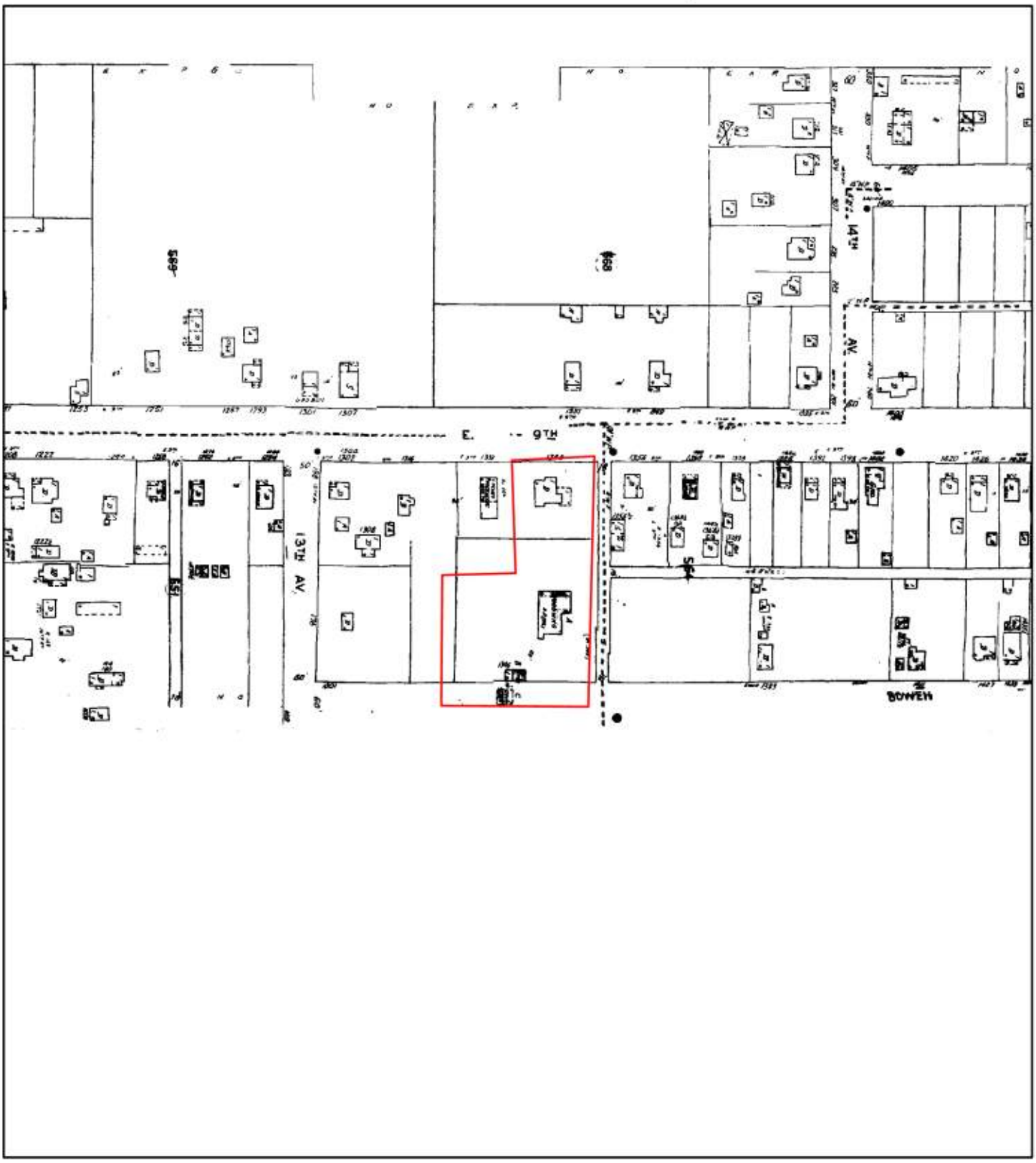
Order Number 20181119210



Map sheet(s):
Volume NA:2;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



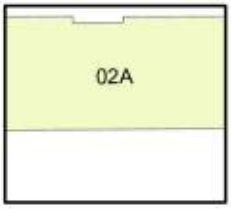
1950

Address: 1346 East 9th Street, Upland, CA, 91786

N

0 90 180 360 540 720
Feet

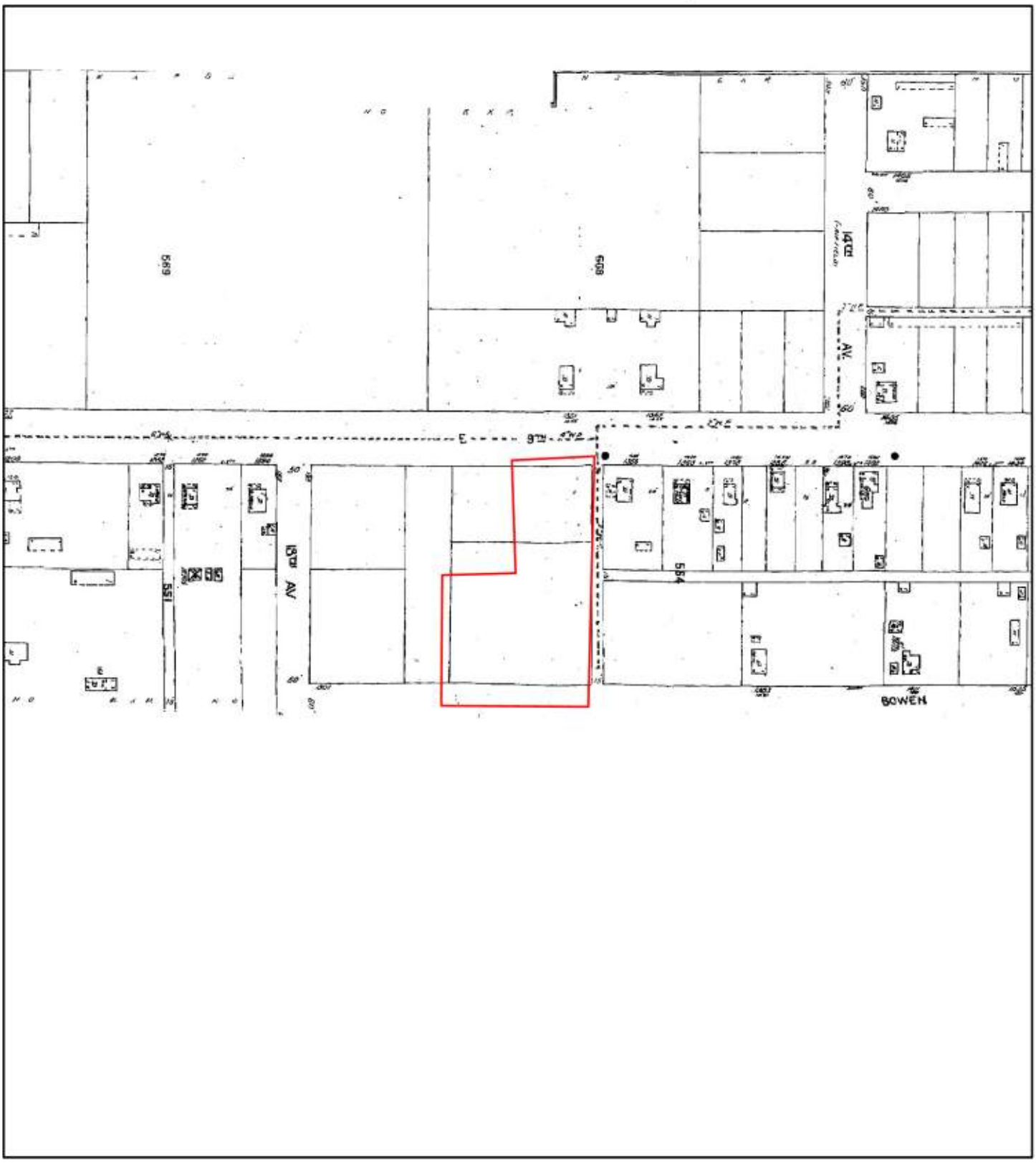
Order Number 20181119210



Map sheet(s):
Volume NA:2;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



1932

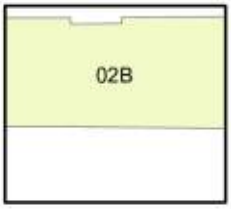
Address: 1346 East 9th Street, Upland, CA, 91786

N

0 90 180 360 540 720

Feet

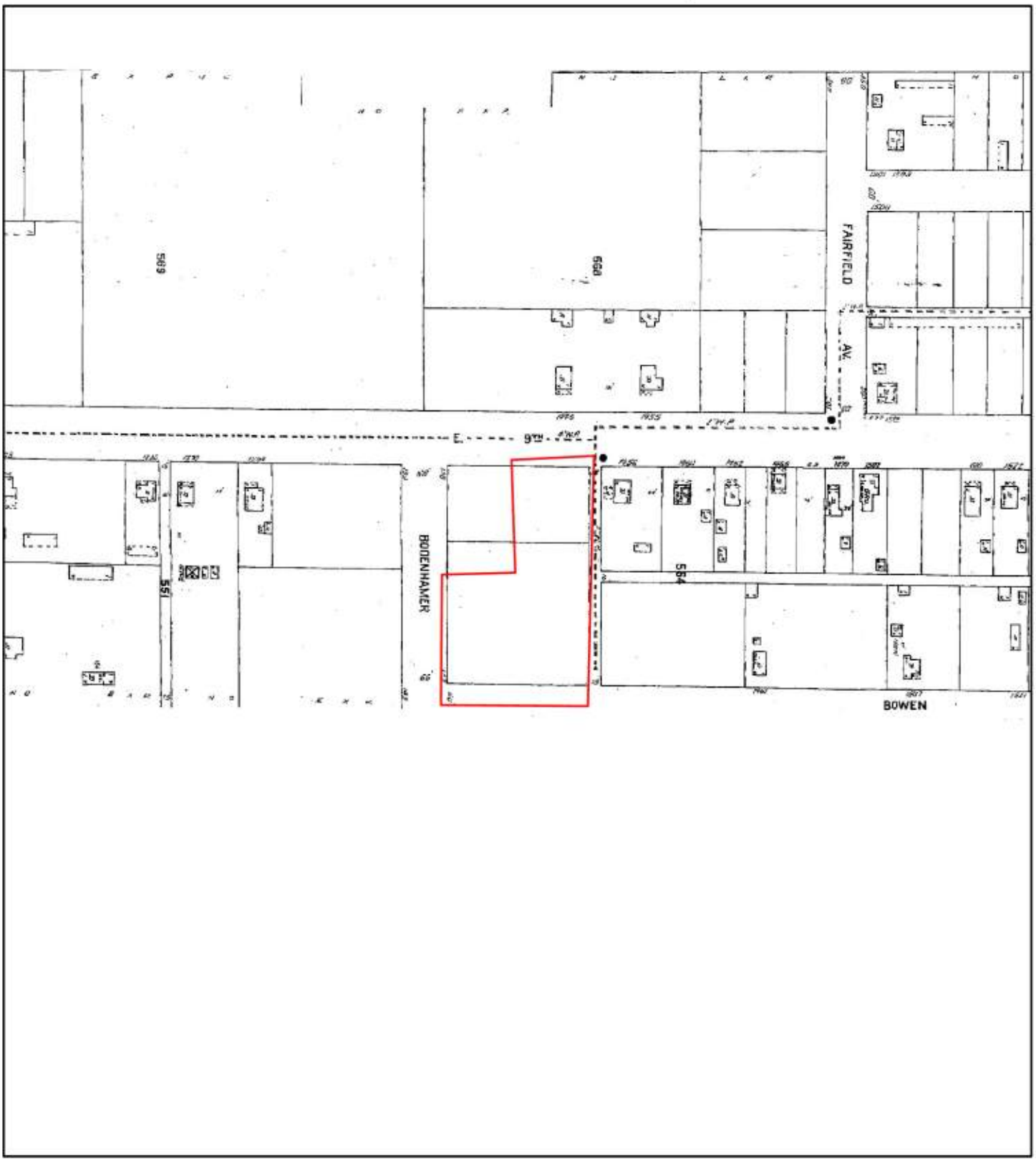
Order Number 20181119210



Map sheet(s):
Volume NA:2;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map



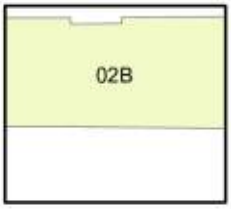
1930

Address: 1346 East 9th Street, Upland, CA, 91786

N

0 90 180 360 540 720
Feet

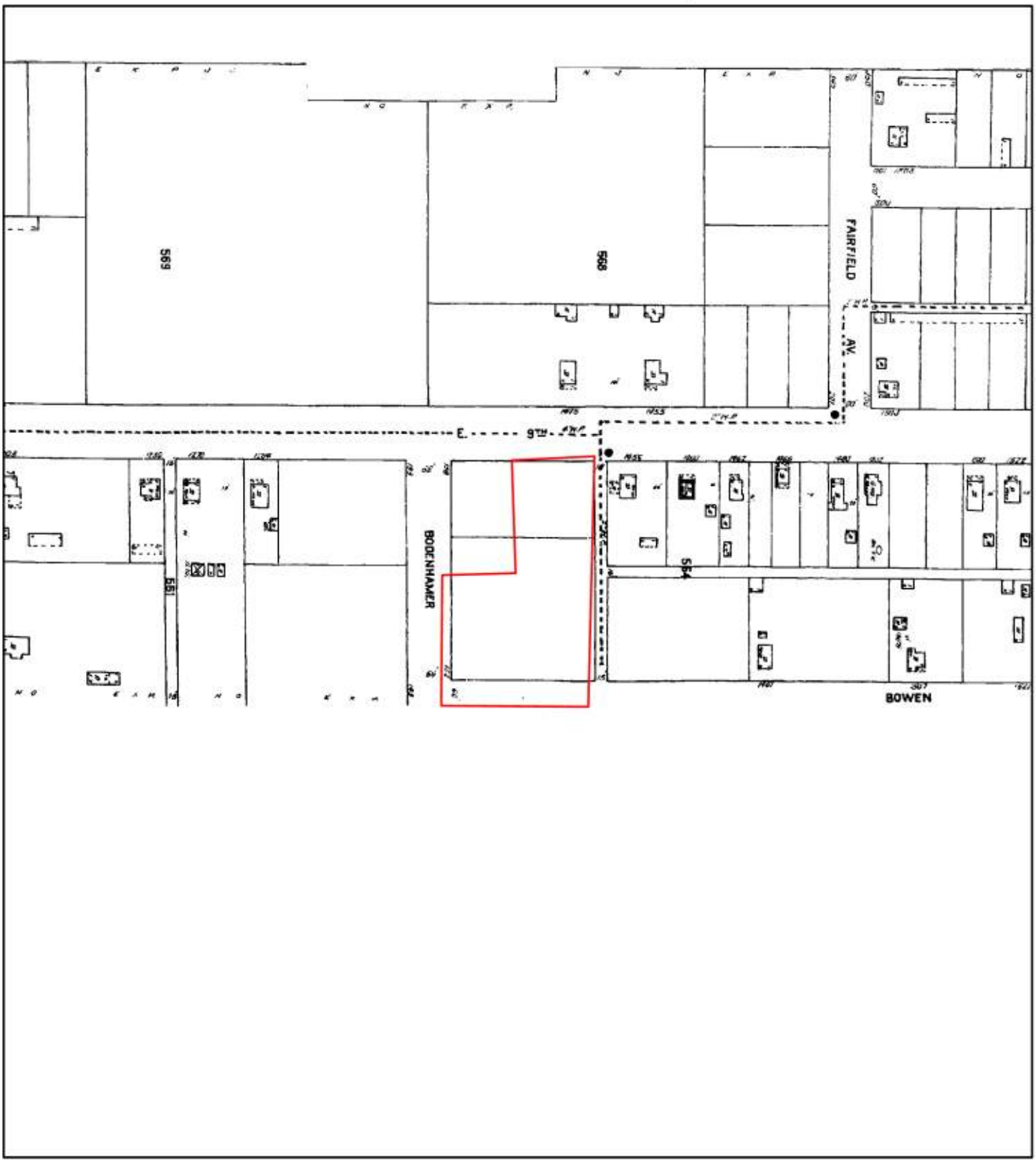
Order Number 20181119210



Map sheet(s):
Volume NA:2;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Fire Insurance Map

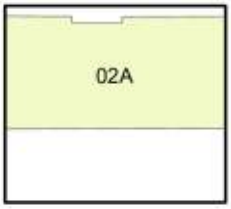


1928

Address: 1346 East 9th Street, Upland, CA, 91786

0 90 180 360 540 720
Feet

Order Number 20181119210



Map sheet(s):
Volume NA:2;

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Appendix E - Regulatory Database Report

DATABASE REPORT

Project Property:	*Ridgecrest RE - East 9th Street* *1346 East 9th Street* *Upland CA 91786*
Project No:	*18-41-285-01*
Report Type:	*Database Report*
Order No:	*20181119210*
Requested by:	*Converse Consultants*
Date Completed:	*November 21, 2018*

Environmental Risk Information Services
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Table of Contents....2
Executive Summary....3
Executive Summary: Report Summary....4
Executive Summary: Site Report Summary - Project Property....7
Executive Summary: Site Report Summary - Surrounding Properties....8
Executive Summary: Summary by Data Source....12
Map....19
Aerial....22
Topographic Map....23
Detail Report....24
Unplottable Summary....66
Unplottable Report....67
Appendix: Database Descriptions....71
Definitions....82

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. ("ERIS") using various sources of information, including information provided by Federal and State government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by ERIS Information Inc. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property:	*Ridgecrest RE - East 9th Street* *1346 East 9th Street Upland CA 91786*
Project No:	*18-41-285-01*

Coordinates:

Latitude:	*34.095479*
Longitude:	*-117.632442*
UTM Northing:	*3,772,923.04*
UTM Easting:	*441,660.38*
UTM Zone:	*UTM Zone 11S*

Elevation:	*1,203 FT*

Order Information:

Order No:	*20181119210*
Date Requested:	*November 19, 2018*
Requested by:	*Converse Consultants*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*PSR*
Topographic Map	*Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	1	-	-	1
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
ENVIROSTOR	Y	1	0	0	0	4	1	5
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
LDS	Y	.5	0	0	0	0	-	0
SWAT	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	1	1	3	-	5
DELISTED LST	Y	.5	0	0	0	0	-	0
SWRCB SWF	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	2	4	-	-	6
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	0	-	-	0
CERS TANK	Y	.25	0	0	1	-	-	1
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	1	-	1
DELISTED CTNK	Y	.25	0	0	0	-	-	0
HIST TANK	Y	.25	0	2	4	-	-	6
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
SANBERN CUPA	Y	.25	1	3	7	-	-	11
Additional Environmental Records								
Federal								
FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DRYC GRANT	Y	.25	0	0	0	-	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	1	1
CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	3	1	-	-	-	4
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	2	-	-	-	-	2
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.125	0	0	-	-	-	0
DELISTED HAZ	Y	.5	0	0	0	0	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	1	1	1	-	-	3
CDL	Y	.125	0	2	-	-	-	2
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental databases were selected to be included in the search.***							
	Total:		7	13	19	8	2	49

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	SANBERN CUPA	FUTURE MARINE & FAB INC	1346 E 9TH ST UPLAND CA 91786	-	0.00 / 0.00	3	24
1	EMISSIONS	FUTURE MARINE & FABRICATION IN	1346 E 9TH ST UPLAND CA 91786	-	0.00 / 0.00	3	24
1	HIST MANIFEST		1346 E NINTH STREET UPLAND CA 917860000	-	0.00 / 0.00	3	26
1	HIST MANIFEST		1346 E 9TH ST UPLAND CA 917860000	-	0.00 / 0.00	3	26
1	HAZNET	1X FUTURE MARINE & FABRICATION	1346 E 9TH ST UPLAND CA 917860000	-	0.00 / 0.00	3	28
1	HAZNET	FUTURE MARINE AND FABRICATION INC.	1346 E NINTH STREET UPLAND CA 917860000	-	0.00 / 0.00	3	28
1	HAZNET	RODES WAY BOATS INC	1346 E 9TH ST UPLAND CA 917865505	-	0.00 / 0.00	3	31

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	SANBERN CUPA	CALIFORNIA CONCRETE PRODUCTS	1337 BOWEN ST UPLAND CA 91786	SSE	0.00 / 0.63	-4	32
2	EMISSIONS	CAL CONCRETE PRODS INC	1337 BOWEN AVE UPLAND CA 91786	SSE	0.00 / 0.63	-4	33
2	FINDS/FRS	PARAGON BUILDING PRODUCTS	1337 BOWEN ST UPLAND CA 91786	SSE	0.00 / 0.63	-4	33
2	HHSS	CALIFORNIA CONCRETE PRODUCTSI	1337 BOWEN ST. UPLAND CA 91786	SSE	0.00 / 0.63	-4	34
2	HIST TANK	CALIFORNIA CONCRETE PRODUCTS,I	1337 BOWEN ST. UPLAND CA	SSE	0.00 / 0.63	-4	34
2	HAZNET	CALIFORNIA CONCRETE PRODUCTS	1337 BOWEN ST UPLAND CA 917860000	SSE	0.00 / 0.63	-4	34
3	HHSS	FUTURE MARINE	1364 EAST NINTH STREET UPLAND CA 91786	NE	0.02 / 82.76	5	35
3	HIST TANK	FUTURE MARINE	1364 EAST NINTH STREET UPLAND CA	NE	0.02 / 82.76	5	35
4	LUST	PARAGON BUILDING PRODUCTS	1337 BOWEN ST UPLAND CA 91786	SE	0.04 / 192.96	-6	36
			Global ID | Status | Status Date: T0607100329 | Completed - Case Closed | 1994-10-19 00:00:00				
5	SANBERN CUPA	HENRY'S LAWNMOWER SHOP	1294 E 9TH ST UPLAND CA 91786	WNW	0.06 / 340.09	6	37
6	CDL		PARKING LOT AT 120 N 13TH AVE UPLAND CA 91786	SW	0.07 / 364.63	-11	37
7	SANBERN CUPA	TITAN CONSOLIDATED IND, INC	1279 E 9TH ST UPLAND CA 91786	WNW	0.09 / 455.15	6	37
8	CDL		1244 9TH ST UPLAND CA 91786	WNW	0.10 / 529.28	7	38

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
9	SANBERN CUPA	Z CAR SPECIALTY	1462 E 9TH ST UPLAND CA 91786	ENE	0.15 / 790.20	-2	38
9	SANBERN CUPA	DON VEVERKA'S AUTO SERVICE	1462 E 9TH ST UPLAND CA 91786	ENE	0.15 / 790.20	-2	38
10	RCRA SQG	CITY OF RANCHO CUCAMONGA	111 GROVE AVE UPLAND CA 91786	E	0.20 / 1,070.80	-10	39
11	HHSS	JIMS EXXON	8715 GROVE ST CUCAMONGA CA 91730	E	0.21 / 1,091.37	-9	40
11	HIST TANK	JIM'S EXXON	8715 GROVE ST CUCAMONGA CA	E	0.21 / 1,091.37	-9	40
12	SANBERN CUPA	UPLAND ANIMAL HOSPITAL, INC.	8763 GROVE AVE RANCHO CUCAMONGA CA 91730	ESE	0.21 / 1,102.13	-16	40
13	HHSS	MAINTENANCE YARD	111 N. GROVE AVE. UPLAND CA 91786	ESE	0.22 / 1,146.17	-22	40
13	HIST TANK	MAINTENANCE YARD	111 N. GROVE AVE. UPLAND CA	ESE	0.22 / 1,146.17	-22	40
14	LUST	JIM'S TEXACO	8715 GROVE AVE RANCHO CUCAMONGA CA 91730 ***Global ID | Status | Status Date:*** T0607100365 | Completed - Case Closed | 1996-05-08 00:00:00	E	0.23 / 1,203.84	-10	41
15	HHSS	BOYD LBR CO	1400 E ARROW HIGHWAY UPLAND CA 91786	NNE	0.23 / 1,239.08	30	42
15	HIST TANK	BOYD LBR CO.	1400 E ARROW HIGHWAY UPLAND CA	NNE	0.23 / 1,239.08	30	42
16	SANBERN CUPA	GUTIERREZ AUTO REPAIR	1006 E 9TH ST UPLAND CA 91786	W	0.24 / 1,274.81	14	42
17	SANBERN CUPA	LESCO, INC./JOHN DEERE LANDSCAPES	1181 E 8TH ST UPLAND CA 91786	SW	0.24 / 1,275.72	-20	42

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
18	CERS TANK	R F WHITE CO INC #2971	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	29	43
18	SANBERN CUPA	INLAND COMM FUELING INC	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	29	52
18	SANBERN CUPA	R F WHITE CO INC #2971	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	29	52
18	EMISSIONS	R. F. WHITE CO INC	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	29	53
18	HHSS	RF WHITE CO INC	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	29	56
18	HIST TANK	R.F. WHITE CO., INC	1401 E ARROW HWY UPLAND CA	NNE	0.25 / 1,311.41	29	56
19	LUST	R.F. WHITE CO.	1401 E ARROW HWY UPLAND CA 91786	NNE	0.27 / 1,406.02	31	56
			Global ID | Status | Status Date: T0607100294 | Completed - Case Closed | 2000-05-08 00:00:00				
20	ENVIROSTOR	WESTERN MOLDINGS, INC.	1111 EAST 8TH STREET UPLAND CA 91786	SW	0.27 / 1,425.59	-16	57
			Estor/EPA ID | Cleanup Status: 36340063 | ACTIVE AS OF 9/17/2008				
21	ENVIROSTOR	INTERMETRO INDUSTRIES	9393 ARROW HIGHWAY RANCHO CUCAMONGA CA 91730	NE	0.29 / 1,523.24	24	58
			Estor/EPA ID | Cleanup Status: 71002573 | INACTIVE - NEEDS EVALUATION AS OF				
22	LUST	A AND L TRUCKING	1471 E ARROW HWY UPLAND CA 91786	NNE	0.31 / 1,620.17	28	59
			Global ID | Status | Status Date: T0607100261 | Completed - Case Closed | 1995-07-11 00:00:00				
23	CLEANUP SITES	INLAND CONTAINER CORPORATION	N/A ONTARIO CA	SE	0.33 / 1,720.17	-34	60
24	ENVIROSTOR	SAN ANTONIO COMMUNITY HOSPITAL	999 SAN BERNARDINO ROAD UPLAND CA 91786	NW	0.45 / 2,350.92	54	60
			Estor/EPA ID | Cleanup Status: 71002559 | INACTIVE - NEEDS EVALUATION AS OF				
25	LUST	PATRIOT GAS	720 E 9TH ST UPLAND CA 91786	W	0.47 / 2,483.40	16	60
			Global ID | Status | Status Date: T0607100631 | Completed - Case Closed | 2005-06-20 00:00:00				
26	ENVIROSTOR	UPLAND THRALL HALL USAR	1284 E. SEVENTH STREET UPLAND CA 91764	S	0.49 / 2,613.47	-57	62

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Estor/EPA ID | Cleanup Status: 36970010 | * DE-LISTED AS OF 5/7/2001				
27	ENVIROSTOR	NEW MIDDLE SCHOOL NO. 35	SIXTH STREET/AMADOR AVENUE ONTARIO CA 91764 ***Estor/EPA ID | Cleanup Status:*** 36070009 | NO FURTHER ACTION AS OF 12/23/2002	SSE	0.73 / 3,846.28	-86	62
27	SCH	NEW MIDDLE SCHOOL NO. 35	SIXTH STREET/AMADOR AVENUE ONTARIO CA 91764	SSE	0.73 / 3,846.28	-86	64

Executive Summary: Summary by Data Source

Standard

Federal

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Aug 2, 2018 has found that there are 1 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CITY OF RANCHO CUCAMONGA	111 GROVE AVE UPLAND CA 91786	E	0.20 / 1,070.80	10

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jul 18, 2018 has found that there are 5 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
INTERMETRO INDUSTRIES	9393 ARROW HIGHWAY RANCHO CUCAMONGA CA 91730	NE	0.29 / 1,523.24	21
	Estor/EPA ID | Cleanup Status: *71002573 | INACTIVE - NEEDS EVALUATION AS OF*			
SAN ANTONIO COMMUNITY HOSPITAL	999 SAN BERNARDINO ROAD UPLAND CA 91786	NW	0.45 / 2,350.92	24
	Estor/EPA ID | Cleanup Status: *71002559 | INACTIVE - NEEDS EVALUATION AS OF*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WESTERN MOLDINGS, INC.	1111 EAST 8TH STREET UPLAND CA 91786	SW	0.27 / 1,425.59	20
	Estor/EPA ID | Cleanup Status: *36340063 | ACTIVE AS OF 9/17/2008*			
UPLAND THRALL HALL USAR	1284 E. SEVENTH STREET UPLAND CA 91764	S	0.49 / 2,613.47	26
	Estor/EPA ID | Cleanup Status: *36970010 | * DE-LISTED AS OF 5/7/2001*			
NEW MIDDLE SCHOOL NO. 35	SIXTH STREET/AMADOR AVENUE ONTARIO CA 91764	SSE	0.73 / 3,846.28	27
	Estor/EPA ID | Cleanup Status: *36070009 | NO FURTHER ACTION AS OF 12/23/2002*			

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 6, 2018 has found that there are 5 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
R.F. WHITE CO.	1401 E ARROW HWY UPLAND CA 91786	NNE	0.27 / 1,406.02	19
	***Global ID | Status | Status Date**: T0607100294 | Completed - Case Closed | 2000-05-08 00:00:00*			
A AND L TRUCKING	1471 E ARROW HWY UPLAND CA 91786	NNE	0.31 / 1,620.17	22
	***Global ID | Status | Status Date**: T0607100261 | Completed - Case Closed | 1995-07-11 00:00:00*			
PATRIOT GAS	720 E 9TH ST UPLAND CA 91786	W	0.47 / 2,483.40	25
	***Global ID | Status | Status Date**: T0607100631 | Completed - Case Closed | 2005-06-20 00:00:00*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PARAGON BUILDING PRODUCTS	1337 BOWEN ST UPLAND CA 91786	SE	0.04 / 192.96	4
	***Global ID | Status | Status Date**: T0607100329 | Completed - Case Closed | 1994-10-19 00:00:00*			
JIM'S TEXACO	8715 GROVE AVE RANCHO CUCAMONGA CA 91730	E	0.23 / 1,203.84	14
	***Global ID | Status | Status Date**: T0607100365 | Completed - Case Closed | 1996-05-08 00:00:00*			

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 6 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FUTURE MARINE	1364 EAST NINTH STREET UPLAND CA 91786	NE	0.02 / 82.76	3
BOYD LBR CO	1400 E ARROW HIGHWAY UPLAND CA 91786	NNE	0.23 / 1,239.08	15
RF WHITE CO INC	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	18

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CALIFORNIA CONCRETE PRODUCTSI	1337 BOWEN ST. UPLAND CA 91786	SSE	0.00 / 0.63	2
JIMS EXXON	8715 GROVE ST CUCAMONGA CA 91730	E	0.21 / 1,091.37	11

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MAINTENANCE YARD	111 N. GROVE AVE. UPLAND CA 91786	ESE	0.22 / 1,146.17	13

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Jul 9, 2018 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
R F WHITE CO INC #2971	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	18

CLEANUP SITES - GeoTracker Cleanup Sites Data

A search of the CLEANUP SITES database, dated Jul 6, 2018 has found that there are 1 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
INLAND CONTAINER CORPORATION	N/A ONTARIO CA	SE	0.33 / 1,720.17	23

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 6 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FUTURE MARINE	1364 EAST NINTH STREET UPLAND CA	NE	0.02 / 82.76	3
BOYD LBR CO.	1400 E ARROW HIGHWAY UPLAND CA	NNE	0.23 / 1,239.08	15
R.F. WHITE CO., INC	1401 E ARROW HWY UPLAND CA	NNE	0.25 / 1,311.41	18

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CALIFORNIA CONCRETE PRODUCTS,I	1337 BOWEN ST. UPLAND CA	SSE	0.00 / 0.63	2
JIM'S EXXON	8715 GROVE ST CUCAMONGA CA	E	0.21 / 1,091.37	11

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MAINTENANCE YARD	111 N. GROVE AVE. UPLAND CA	ESE	0.22 / 1,146.17	13

County

SANBERN CUPA - San Bernardino County CUPA List

A search of the SANBERN CUPA database, dated Oct 17, 2018 has found that there are 11 SANBERN CUPA site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FUTURE MARINE & FAB INC	1346 E 9TH ST UPLAND CA 91786	-	0.00 / 0.00	1
HENRY'S LAWNMOWER SHOP	1294 E 9TH ST UPLAND CA 91786	WNW	0.06 / 340.09	5
TITAN CONSOLIDATED IND, INC	1279 E 9TH ST UPLAND CA 91786	WNW	0.09 / 455.15	7
GUTIERREZ AUTO REPAIR	1006 E 9TH ST UPLAND CA 91786	W	0.24 / 1,274.81	16
R F WHITE CO INC #2971	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	18
INLAND COMM FUELING INC	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	18

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CALIFORNIA CONCRETE PRODUCTS	1337 BOWEN ST UPLAND CA 91786	SSE	0.00 / 0.63	2
DON VEVERKA'S AUTO SERVICE	1462 E 9TH ST UPLAND CA 91786	ENE	0.15 / 790.20	9
Z CAR SPECIALTY	1462 E 9TH ST UPLAND CA 91786	ENE	0.15 / 790.20	9

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
UPLAND ANIMAL HOSPITAL, INC.	8763 GROVE AVE RANCHO CUCAMONGA CA 91730	ESE	0.21 / 1,102.13	12
LESCO, INC./JOHN DEERE LANDSCAPES	1181 E 8TH ST UPLAND CA 91786	SW	0.24 / 1,275.72	17

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Apr 17, 2018 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PARAGON BUILDING PRODUCTS	1337 BOWEN ST UPLAND CA 91786	SSE	0.00 / 0.63	2

State

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Jul 18, 2018 has found that there are 1 SCH site(s) within approximately 1.00 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NEW MIDDLE SCHOOL NO. 35	SIXTH STREET/AMADOR AVENUE ONTARIO CA 91764	SSE	0.73 / 3,846.28	27

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 4 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
RODES WAY BOATS INC	1346 E 9TH ST UPLAND CA 917865505	-	0.00 / 0.00	1
FUTURE MARINE AND FABRICATION INC.	1346 E NINTH STREET UPLAND CA 917860000	-	0.00 / 0.00	1
1X FUTURE MARINE & FABRICATION	1346 E 9TH ST UPLAND CA 917860000	-	0.00 / 0.00	1

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CALIFORNIA CONCRETE PRODUCTS	1337 BOWEN ST UPLAND CA 917860000	SSE	0.00 / 0.63	2

HIST MANIFEST - Historical Hazardous Waste Manifest Data

A search of the HIST MANIFEST database, dated Dec 31, 1992 has found that there are 2 HIST MANIFEST site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	1346 E NINTH STREET UPLAND CA 917860000	-	0.00 / 0.00	1
	1346 E 9TH ST UPLAND CA 917860000	-	0.00 / 0.00	1

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2016 has found that there are 3 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
FUTURE MARINE & FABRICATION IN	1346 E 9TH ST UPLAND CA 91786	-	0.00 / 0.00	1
R. F. WHITE CO INC	1401 E ARROW HWY UPLAND CA 91786	NNE	0.25 / 1,311.41	18

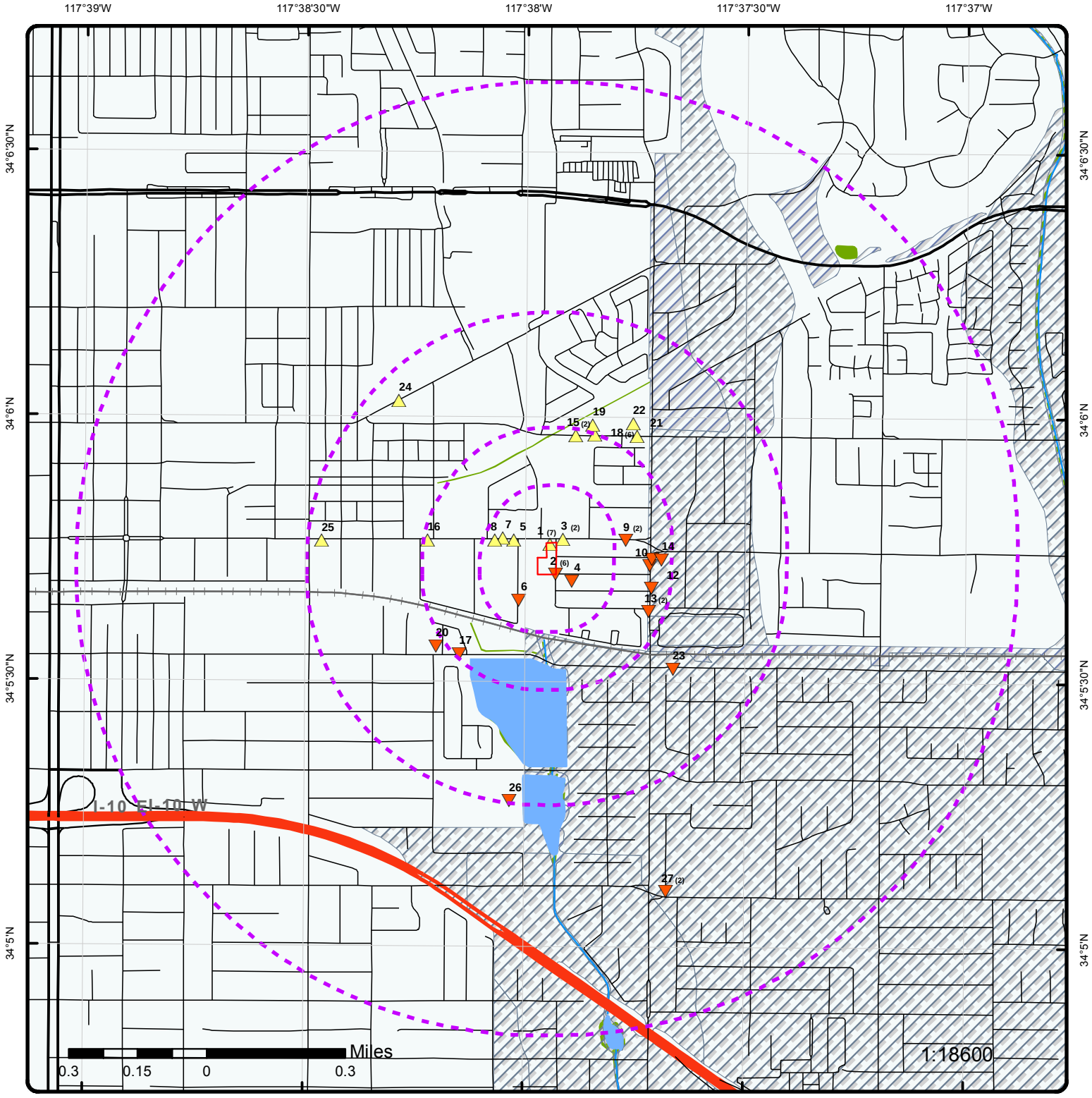
Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
CAL CONCRETE PRODS INC	1337 BOWEN AVE UPLAND CA 91786	SSE	0.00 / 0.63	2

CDL - Clandestine Drug Lab Sites

A search of the CDL database, dated Dec 31, 2017 has found that there are 2 CDL site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	1244 9TH ST UPLAND CA 91786	WNW	0.10 / 529.28	8

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	PARKING LOT AT 120 N 13TH AVE UPLAND CA 91786	SW	0.07 / 364.63	6



Map : 1 Mile Radius

Order No: 20181119210

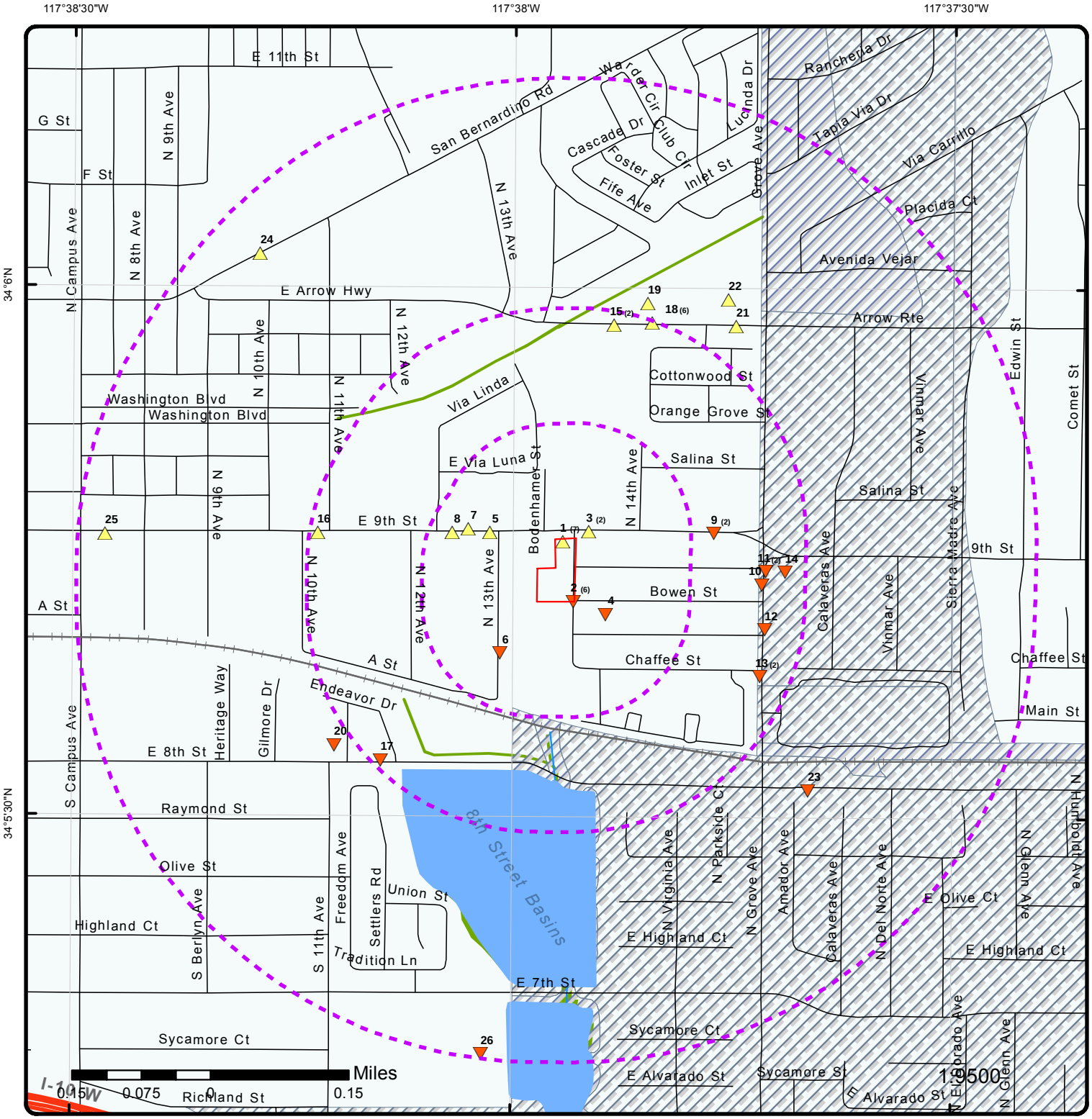
Address: 1346 East 9th Street, Upland, CA, 91786

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.5 Mile Radius

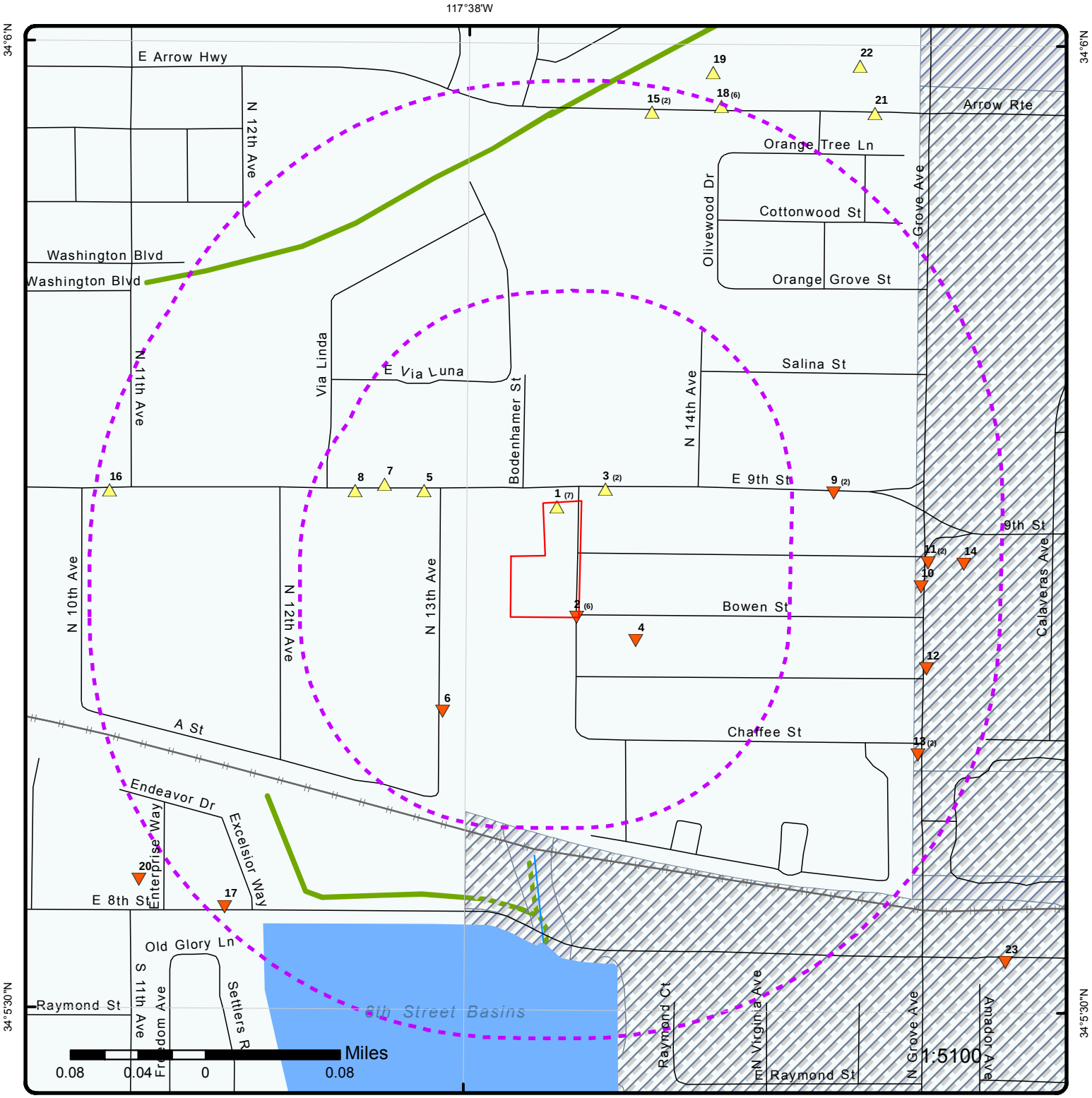
Order No: 20181119210

Address: 1346 East 9th Street, Upland, CA, 91786

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.25 Mile Radius

Order No: 20181119210

Address: 1346 East 9th Street, Upland, CA, 91786

ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

© ERIS Information Inc.

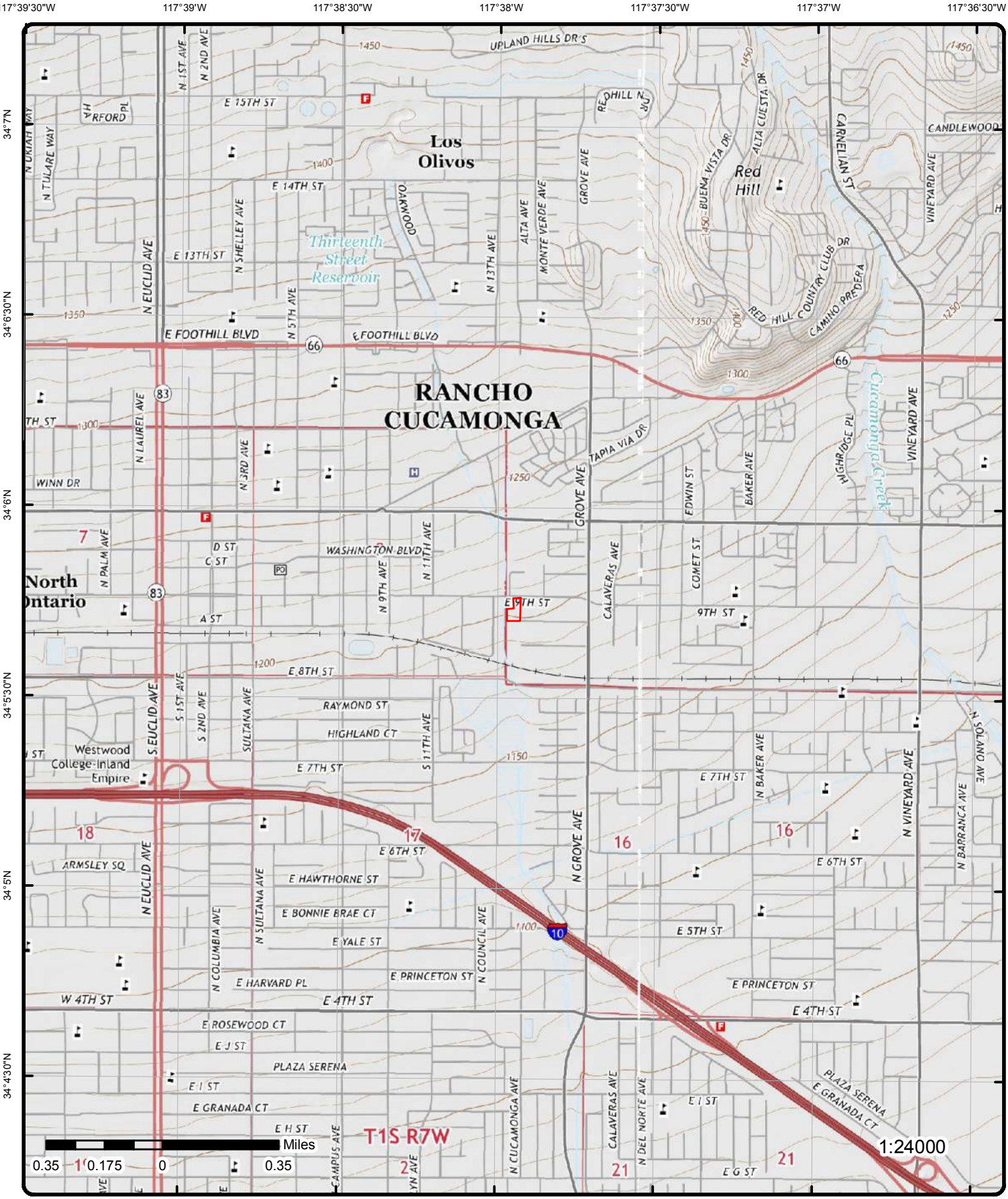
Aerial (2015)

Order No: 20181119210

Address: 1346 East 9th Street, Upland, CA, 91786

Source: ESRI World Imagery

© ERIS Information Inc.



Topographic Map (2015)

Order No: 20181119210

Address: 1346 East 9th Street, Upland, CA, 91786

Quadrangle(s): Ontario, CA; Guasti, CA;

Source: USGS Topographic Map

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 7	-	0.00 / 0.00	1,205.59 / 3	FUTURE MARINE & FAB INC 1346 E 9TH ST UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0003361
Owner Info: FUTURE MARINE & FAB INC
Mailing Care of:
Mailing Address 1: 1346 E 9TH ST
Mailing Address 2:
Mailing City: UPLAND
Mailing State: CA
Mailing Zip: 91786-0000

--Details--
Permit ID: PT0001653
Program Element Code: 4202
Status: INACTIVE
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES (W/GEN PRMT)
To: 9/30/2009

Permit ID: PT0001654
Program Element Code: 4410
Status: INACTIVE
Permit Desc: HAZARDOUS WASTE GENERATOR - 0-10 EMPLOYEES
To: 9/30/2009

1	2 of 7	-	0.00 / 0.00	1,205.59 / 3	FUTURE MARINE & FABRICATION IN 1346 E 9TH ST UPLAND CA 91786	EMISSIONS

1987 Criteria Data

Facility ID: 37725
Facility SIC Code: 7538
CO: 36
Air Basin: SC
District: SC
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:
TOGT: 1.9
ROGT: 1.8392
COT:
NOXT:
SOXT:
PMT:
PM10T:

1987 Toxic Data

Facility ID: 37725
Facility SIC Code: 7538
CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: SBD
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1990 Criteria Data

Facility ID:	37725	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	.8
CO:	36	***ROGT:***	.7744
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1990 Toxic Data

Facility ID:	37725	***COID:***	SBD
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	37725	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	1.5
CO:	36	***ROGT:***	1.452
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1993 Toxic Data

Facility ID:	37725	***COID:***	SBD
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	37725	***CERR Code:***	
Facility SIC Code:	7538	***TOGT:***	1.5
CO:	36	***ROGT:***	1.452
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1995 Toxic Data

Facility ID:	37725	***COID:***	SBD
Facility SIC Code:	7538	***DISN:***	SOUTH COAST AQMD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

CO: 36
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
CHAPIS:
CERR Code:

1	3 of 7	-	0.00 / 0.00	1,205.59 / 3	1346 E NINTH STREET UPLAND CA 917860000	HIST MANIFEST

Gen EPA ID: CAL000034956
Create Date: 07/05/1990 0:00
Inact Date: 6/30/2008 0:00:00
Facility Mail Street: 1346 E 9TH ST
Facility Mail City: UPLAND
Facility Mail State: CA
Facility Mail Zip: 917860000
Contact Phone(s): 9099818082
File Year(s): 1992
Contact Name(s): CORY GUINN / PRESIDENT

Tanner Information

Method Description:
Tons: 0
Year: 1992
Generator County Code: 36
Generator County: San Bernardino
Method Code:
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code:
State Waste Code Desc:
Tsd Epa ID: CAD008252405

Tanner Information

Method Description:
Tons: 0.1
Year: 1992
Generator County Code: 36
Generator County: San Bernardino
Method Code: R01
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code: 214
State Waste Code Desc: Unspecified solvent mixture
Tsd Epa ID: CAD008252405

1	4 of 7	-	0.00 / 0.00	1,205.59 / 3	1346 E 9TH ST UPLAND CA 917860000	HIST MANIFEST

Gen EPA ID: CAC000247225
Create Date: 02/06/1990 0:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: --
Facility Mail City: UPLAND
Facility Mail State: CA
Facility Mail Zip: 917860000
Contact Phone(s): 7149818082
File Year(s): 1990; 1991
Contact Name(s): GORDAR TRAHAN

Tanner Information

Method Description:
Tons: 0
Year: 1990
Generator County Code: 36
Generator County: San Bernardino
Method Code:
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code:
State Waste Code Desc:
Tsd Epa ID: CAT080011059

Tanner Information

Method Description:
Tons: 0.62
Year: 1990
Generator County Code: 36
Generator County: San Bernardino
Method Code: T03
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code: 221
State Waste Code Desc: Waste oil and mixed oil
Tsd Epa ID: CAT080011059

Tanner Information

Method Description:
Tons: 0.2
Year: 1991
Generator County Code: 36
Generator County: San Bernardino
Method Code: R01
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code: 214
State Waste Code Desc: Unspecified solvent mixture
Tsd Epa ID: CAD008252405

Tanner Information

Method Description:
Tons: 0.35
Year: 1991
Generator County Code: 36
Generator County: San Bernardino
Method Code: R01
Tsd County Code: 19
Tsd County: Los Angeles
State Waste Code: 212
State Waste Code Desc: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Tsd Epa ID: CAD008252405

Tanner Information

Method Description:
Tons: 0
Year: 1991
Generator County Code: 36
Generator County: San Bernardino
Method Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tsd County Code:	19
Tsd County:	Los Angeles
State Waste Code:	
State Waste Code Desc:	
Tsd Epa ID:	CAD008252405

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	5 of 7	-	0.00 / 0.00	1,205.59 / 3	1X FUTURE MARINE & FABRICATION 1346 E 9TH ST UPLAND CA 917860000	HAZNET

SIC Code:		**Mailing City:**	UPLAND
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC000247225	**Mailing Zip:**	917860000
Create Date:	2/6/1990	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	G TRAHAN PRES
Inact Date:	10/25/2000	**Owner Addr 1:**	--
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	--
Mail Name:		**Owner State:**	99
Mailing Addr 1:	--	**Owner Zip:**	--
Mailing Addr 2:		**Owner Phone:**	0000000000
Owner Fax:			

Contact Information

--	--
Contact Name:	GORDAR TRAHAN
Street Address 1:	--
Street Address 2:	
City:	--
State:	99
Zip:	--
Phone:	7149818082
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	6 of 7	-	0.00 / 0.00	1,205.59 / 3	FUTURE MARINE AND FABRICATION INC. 1346 E NINTH STREET UPLAND CA 917860000	HAZNET

SIC Code:		**Mailing City:**	UPLAND
NAICS Code:	3366	**Mailing State:**	CA
EPA ID:	CAL000034956	**Mailing Zip:**	917860000
Create Date:	7/5/1990	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	FUTURE MARINE & FABRICATION,
Inact Date:	6/30/2008	**Owner Addr 1:**	1346 E 9TH STREET
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	UPLAND
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	1346 E 9TH ST	**Owner Zip:**	917860000
Mailing Addr 2:		**Owner Phone:**	9099818082
Owner Fax:			

Contact Information

--	--
Contact Name:	CORY GUINN / PRESIDENT
Street Address 1:	1346 E 9TH STREET
Street Address 2:	
City:	UPLAND
State:	CA
Zip:	917860000
Phone:	9099818082
--	--
--	--

Tanner Information

--	--
Generator EPA ID:	CAL000034956

Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008252405
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.126
Year:	1993
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD059494310
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	213
State Waste Code Desc.:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Code:	D99
Method Description:	Disposal, other
Tons:	0.4587
Year:	1997
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD059494310
TSD County Code:	43
TSD County:	Santa Clara
State Waste Code:	212
State Waste Code Desc.:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code:	D99
Method Description:	Disposal, other
Tons:	0.363
Year:	1997
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.396
Year:	1998
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD044429835
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	R01
Method Description:	Recycler
Tons:	0.198
Year:	1999
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD089446710
TSD County Code:	19

TSD County:	Los Angeles
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H01
Method Description:	Transfer station
Tons:	0.3
Year:	1999
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD089446710
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	H01
Method Description:	Transfer station
Tons:	0.1815
Year:	1999
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	AZD980892731
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	R01
Method Description:	Recycler
Tons:	0.209
Year:	2002
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD981696420
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	R01
Method Description:	Recycler
Tons:	0.836
Year:	2003
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	H01
Method Description:	Transfer station
Tons:	0.9075
Year:	2005
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H01

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Method Description:	Transfer station
Tons:	0.594
Year:	2005
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H01
Method Description:	Transfer station
Tons:	0.198
Year:	2006
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.66
Year:	2008
--	--
Generator EPA ID:	CAL000034956
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD981696420
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.57
Year:	2008
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	7 of 7	-	0.00 / 0.00	1,205.59 / 3	**RODES WAY BOATS INC** **1346 E 9TH ST** **UPLAND CA 917865505**	HAZNET

SIC Code:	7699	**Mailing City:**	UPLAND
NAICS Code:	81149	**Mailing State:**	CA
EPA ID:	CAL000341260	**Mailing Zip:**	917865505
Create Date:	3/13/2009 9:18:50 AM	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	JOEL RODE
Inact Date:	6/30/2012	**Owner Addr 1:**	1336 E 9TH ST
County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	UPLAND
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	1346 E 9TH ST	**Owner Zip:**	917865505
Mailing Addr 2:		**Owner Phone:**	9092400443
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	JOEL RODE
Street Address 1:	1346 E 9TH ST
Street Address 2:	
City:	UPLAND

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

State:	CA
Zip:	917865505
Phone:	9099317440
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CAL000341260
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAL000341260
TSD County Code:	36
TSD County:	San Bernardino
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.45
Year:	2009
--	--
Generator EPA ID:	CAL000341260
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.198
Year:	2011
--	--
Generator EPA ID:	CAL000341260
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	214
State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.198
Year:	2012
--	--

2	*1 of 6*	*SSE*	*0.00 / 0.63*	*1,198.34 / -4*	***CALIFORNIA CONCRETE PRODUCTS 1337 BOWEN ST UPLAND CA 91786***	***SANBERN CUPA***

Facility ID:	FA0001706
Owner Info:	PARAGON BUILDING PRODUCTS, INC
Mailing Care of:	
Mailing Address 1:	2895 HAMNER AVE
Mailing Address 2:	
Mailing City:	NORCO
Mailing State:	CA
Mailing Zip:	92860-1931

--Details--

Permit ID:	PT0002525
Program Element Code:	4420
Status:	INACTIVE
Permit Desc:	SPECIAL GENERATOR
To:	8/31/2010

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Permit ID: PT0002526
Program Element Code: 4221
Status: INACTIVE
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 8/31/2013

2	2 of 6	SSE	0.00 / 0.63	1,198.34 / -4	CAL CONCRETE PRODS INC 1337 BOWEN AVE UPLAND CA 91786	EMISSIONS

1987 Criteria Data

Facility ID:	38869	**CERR Code:**	
Facility SIC Code:	1442	**TOGT:**	
CO:	36	**ROGT:**	
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	SBD	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	.1
CHAPIS:		**PM10T:**	.092

1987 Toxic Data

Facility ID:	38869	**COID:**	SBD
Facility SIC Code:	1442	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1990 Criteria Data

Facility ID:	38869	**CERR Code:**	
Facility SIC Code:	5032	**TOGT:**	
CO:	36	**ROGT:**	
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	SBD	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	.1
CHAPIS:		**PM10T:**	.092

1990 Toxic Data

Facility ID:	38869	**COID:**	SBD
Facility SIC Code:	5032	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2	3 of 6	SSE	0.00 / 0.63	1,198.34 / -4	PARAGON BUILDING PRODUCTS 1337 BOWEN ST UPLAND CA 91786	FINDS/FRS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Registry ID:	110065211265
FIPS Code:	
Program Acronyms:	CA-ENVIROVIEW
HUC Code:	18070203
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	10-OCT-2015 09:59:34
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No.:	26
Census Block Code:	060710009033001
EPA Region Code:	09
County Name:	SAN BERNARDINO COUNT
US/Mexico Border Ind:	
Latitude:	34.095046
Longitude:	-117.631493
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065211265

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	4 of 6	SSE	0.00 / 0.63	1,198.34 / -4	CALIFORNIA CONCRETE PRODUCTSI 1337 BOWEN ST. UPLAND CA 91786	HHSS

County:	San Bernardino
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00029ad4.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	5 of 6	SSE	0.00 / 0.63	1,198.34 / -4	CALIFORNIA CONCRETE PRODUCTS,I 1337 BOWEN ST. UPLAND CA	HIST TANK

Owner Name:	CALIFORNIA CONCRETE PRODUCTS,I	**No of Containers:**	3
Owner Street:	1337 BOWEN ST.	**County:**	SAN BERNARDINO
Owner City:	UPLAND	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	91786
Owner Zip:	91786		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	6 of 6	SSE	0.00 / 0.63	1,198.34 / -4	CALIFORNIA CONCRETE PRODUCTS 1337 BOWEN ST UPLAND CA 917860000	HAZNET

SIC Code:	3271	**Mailing City:**	NORCO
NAICS Code:	327331	**Mailing State:**	CA
EPA ID:	CAL000092609	**Mailing Zip:**	917600000
Create Date:	2/3/1994	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	PARAGON BUILDING PROD INC
Inact Date:	6/30/2011	**Owner Addr 1:**	2895 HAMNER AVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

County Code:	36	**Owner Addr 2:**	
County Name:	San Bernardino	**Owner City:**	NORCO
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	2895 HAMNER AVE	**Owner Zip:**	928600000
Mailing Addr 2:		**Owner Phone:**	9095491155
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	VICTOR M. MARRUFO-OPTNS MGR
Street Address 1:	2895 HAMNER AVE
Street Address 2:	
City:	NORCO
State:	CA
Zip:	928600000
Phone:	9515491155
--	--
--	--

Tanner Information

--	--
Generator EPA ID:	CAL000092609
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	
TSD County Code:	
TSD County:	
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	
Method Description:	
Tons:	0.475
Year:	1994
--	--
Generator EPA ID:	CAL000092609
Generator County Code:	36
Generator County:	San Bernardino
TSD EPA ID:	CAD099452708
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	222
State Waste Code Desc.:	Oil/water separation sludge
Method Code:	
Method Description:	
Tons:	4.17
Year:	1994
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 2	NE	0.02 / 82.76	1,207.38 / 5	FUTURE MARINE 1364 EAST NINTH STREET UPLAND CA 91786	HHSS

County:	San Bernardino
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002a50a.pdf

---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	2 of 2	NE	0.02 / 82.76	1,207.38 / 5	FUTURE MARINE 1364 EAST NINTH STREET UPLAND CA	HIST TANK

Owner Name:	ROBERT L. BAUM & MARIE A. BAUM	**No of Containers:**	2
Owner Street:	P.O. BOX 697 2241 1ST	**County:**	SAN BERNARDINO
Owner City:	(NOT LEGIBLE)	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	91786
Owner Zip:	91750		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	1 of 1	SE	0.04 / 192.96	1,196.49 / -6	PARAGON BUILDING PRODUCTS 1337 BOWEN ST UPLAND CA 91786	LUST

Global ID: T0607100329
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1994-10-19 00:00:00
RB Case No: 083602457T
LOC Case No: 94021
Lead Agency: SAN BERNARDINO COUNTY
Case Worker: CR2
Local Agency: SAN BERNARDINO COUNTY
Potential Media Of Concern: Diesel
Potential Media Affected: Soil
How Discovered Description:
Stop Description:
Cal Water Watershed Name: Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
DWR Groundwater Subbasin Name: Upper Santa Ana Valley - Chino (8-002.01)
Site History:

CUF Case: NO
Begin Date: 1994-04-02 00:00:00
How Discovered: Tank Closure
Stop Method:
County: San Bernardino
Latitude: 34.0948572
Longitude: -117.6315552
File Location: Local Agency

Status History

Status:	Status Date:
Open - Remediation	1994-05-27 00:00:00
Open - Case Begin Date	1994-04-02 00:00:00
Open - Site Assessment	1994-04-02 00:00:00
Open - Site Assessment	1994-04-24 00:00:00
Completed - Case Closed	1994-10-19 00:00:00

Activities

Action Type: Other
Action: Leak Stopped
Date: 1994-04-14 00:00:00

Action Type: REMEDIATION
Action: Excavation
Date: 1994-04-14 00:00:00

Action Type: Other
Action: Leak Discovery
Date: 1994-04-14 00:00:00

Action Type: Other
Action: Leak Reported
Date: 1994-05-02 00:00:00

Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter
Date: 1994-10-19 00:00:00

Contacts

Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: valerie.jahn-bull@waterboards.ca.gov
Phone No: 9517824903

Contact Type: Local Agency Caseworker
Contact Name: CATHERINE RICHARDS
City: SAN BERNARDINO
Email: crichards@sbcfire.org

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Organization Name: SAN BERNARDINO COUNTY **Phone No:** 9093868419
Address: 620 SOUTH E STREET

5	1 of 1	WNW	0.06 / 340.09	1,208.44 / 6	HENRY'S LAWNMOWER SHOP 1294 E 9TH ST UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0003748
Owner Info: CHOY, HENRY YOUNGTAE
Mailing Care of:
Mailing Address 1: 1294 E 9TH ST
Mailing Address 2:
Mailing City: UPLAND
Mailing State: CA
Mailing Zip: 91786-9178

--Details--
Permit ID: PT0004353
Program Element Code: 4420
Status: INACTIVE
Permit Desc: SPECIAL GENERATOR
To: 4/30/2008

Permit ID: PT0004352
Program Element Code: 4210
Status: INACTIVE
Permit Desc: SPECIAL HANDLER
To: 4/30/2008

6	1 of 1	SW	0.07 / 364.63	1,191.52 / -11	PARKING LOT AT 120 N 13TH AVE UPLAND CA 91786	CDL

Clue: 1996-05-010
Date: 5/4/1996
County: RIVERSIDE
Lab Type: L
Lab Type Description: Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

7	1 of 1	WNW	0.09 / 455.15	1,208.81 / 6	TITAN CONSOLIDATED IND, INC 1279 E 9TH ST UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0010217
Owner Info: TITAN INDUSTRIAL METALS CORP.
Mailing Care of:
Mailing Address 1: 10312 ALMOND AVE
Mailing Address 2:
Mailing City: FONTANA
Mailing State: CA
Mailing Zip: 92335

--Details--
Permit ID: PT0017594
Program Element Code: 4221
Status: INACTIVE
Permit Desc: HAZMAT HANDLER 0-10 EMPLOYEES
To: 2/28/2010

Permit ID: PT0017595
Program Element Code: 4430
Status: INACTIVE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Permit Desc: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
To: 2/28/2010

8	1 of 1	WNW	0.10 / 529.28	1,209.34 / 7	1244 9TH ST UPLAND CA 91786	CDL

Clue: 1996-05-073
Date: 5/22/1996
County: SAN BERNARDINO
Lab Type: L
Lab Type Description: Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

9	1 of 2	ENE	0.15 / 790.20	1,200.53 / -2	Z CAR SPECIALTY 1462 E 9TH ST UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0007396
Owner Info: MENESES, MARIO
Mailing Care of: MARIO MENESES
Mailing Address 1: 1462 E 9TH ST
Mailing Address 2:
Mailing City: UPLAND
Mailing State: CA
Mailing Zip: 91786-0000

--Details--
Permit ID: PT0005546
Program Element Code: 4420
Status: INACTIVE
Permit Desc: SPECIAL GENERATOR
To: 7/31/2008

Permit ID: PT0005545
Program Element Code: 4210
Status: INACTIVE
Permit Desc: SPECIAL HANDLER
To: 7/31/2008

9	2 of 2	ENE	0.15 / 790.20	1,200.53 / -2	DON VEVERKA'S AUTO SERVICE 1462 E 9TH ST UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0012617
Owner Info: VEVERKA, DON
Mailing Care of:
Mailing Address 1: 1462 E 9TH ST
Mailing Address 2:
Mailing City: UPLAND
Mailing State: CA
Mailing Zip: 91786

--Details--
Permit ID: PT0022018
Program Element Code: 4242
Status: ACTIVE
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS
To: 11/30/2018

Permit ID: PT0022019
Program Element Code: 4453

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Status: ACTIVE
Permit Desc: SMALL QUANTITY GENERATOR
To: 11/30/2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of 1	E	0.20 / 1,070.80	1,192.28 / -10	CITY OF RANCHO CUCAMONGA 111 GROVE AVE UPLAND CA 91786	RCRA SQG

EPA Handler ID: CAR000013763
Gen Status Universe: Small Quantity Generator
Contact Name: ANTHONY ALVAREZ
Contact Address: 9153 9TH ST, , RANCHO CUCAMONGA, CA, 91786, US
Contact Phone No and Ext: 909-989-2813
Contact Email:
Contact Country: US
County Name: SAN BERNARDINO
EPA Region: 09
Land Type:
Receive Date: 19960711

Violation/Evaluation Summary

Note: NO RECORDS: As of Aug 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960711
Handler Name: CITY OF RANCHO CUCAMONGA
Generator Status Universe: Small Quantity Generator
Source Type: N

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	County	**Street 1:**	9153 9TH ST
Name:	CITY OF RANCHO CUCAMONGA	**Street 2:**	
Date Became Current:		**City:**	RANCHO CUCAMONGA
Date Ended Current:		**State:**	CA
Phone:	909-989-2813	**Country:**	
Source Type:	N	**Zip Code:**	91730

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	1 of 2	E	0.21 / 1,091.37	1,193.25 / -9	JIMS EXXON 8715 GROVE ST CUCAMONGA CA 91730	HHSS

County: San Bernardino
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002a065.pdf

---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	2 of 2	E	0.21 / 1,091.37	1,193.25 / -9	JIM'S EXXON 8715 GROVE ST CUCAMONGA CA	HIST TANK

Owner Name: JIM MCALEAR
Owner Street: 8715 GROVE
Owner City: CUCAMONGA
Owner State: CA
Owner Zip: 91730

No of Containers: 5
County: SAN BERNARDINO
Facility State: CA
Facility Zip: 91730

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	1 of 1	ESE	0.21 / 1,102.13	1,186.24 / -16	UPLAND ANIMAL HOSPITAL, INC. 8763 GROVE AVE RANCHO CUCAMONGA CA 91730	SANBERN CUPA

Facility ID: FA0006947
Owner Info: HELSTED, CLAUS A.
Mailing Care of:
Mailing Address 1: 8763 GROVE AVE
Mailing Address 2:
Mailing City: RANCHO CUCAMONGA
Mailing State: CA
Mailing Zip: 91730

--Details--

Permit ID: PT0008713
Program Element Code: 4200
Status: FEE EXEMPT
Permit Desc: HAZMAT HANDLER GENERAL ACT.(NB)
To: 8/31/2011

Permit ID: PT0008714
Program Element Code: 4451
Status: ACTIVE
Permit Desc: CONDITIONALLY EXEMPT SM QTY GENERATOR SPECIAL
To: 8/31/2019

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of 2	ESE	0.22 / 1,146.17	1,180.87 / -22	MAINTENANCE YARD 111 N. GROVE AVE. UPLAND CA 91786	HHSS

County: San Bernardino
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00029ca3.pdf

---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	2 of 2	ESE	0.22 / 1,146.17	1,180.87 / -22	MAINTENANCE YARD 111 N. GROVE AVE. UPLAND CA	HIST TANK

Owner Name: CITY OF RANCHO CUCAMONGA
Owner Street: 9320 "C" BASELINE RD.
Owner City: RANCHO CUCAMONGA
Owner State: CA
Owner Zip: 91730

No of Containers: 3
County: SAN BERNARDINO
Facility State: CA
Facility Zip: 91786

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	1 of 1	E	0.23 / 1,203.84	1,192.21 / -10	JIM'S TEXACO 8715 GROVE AVE RANCHO CUCAMONGA CA 91730	LUST

Global ID:	T0607100365	**CUF Case:**	NO
Case Type:	LUST Cleanup Site	**Begin Date:**	1994-10-20 00:00:00
Status:	Completed - Case Closed	**How Discovered:**	Tank Closure
Status Date:	1996-05-08 00:00:00	**Stop Method:**	
RB Case No:	083602602T	**County:**	San Bernardino
LOC Case No:	94075	**Latitude:**	34.095534
Lead Agency:	SAN BERNARDINO COUNTY	**Longitude:**	-117.628159
Case Worker:	JC	**File Location:**	Local Agency
Local Agency:	SAN BERNARDINO COUNTY		

Potential Media Of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
How Discovered Description:
Stop Description:
Cal Water Watershed Name: Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
DWR Groundwater Subbasin Name: Upper Santa Ana Valley - Chino (8-002.01)
Site History:

Status History

Status:	Open - Site Assessment	**Status Date:**	1994-10-20 00:00:00
Status:	Open - Site Assessment	**Status Date:**	1994-12-13 00:00:00
Status:	Completed - Case Closed	**Status Date:**	1996-05-08 00:00:00
Status:	Open - Remediation	**Status Date:**	1995-01-13 00:00:00
Status:	Open - Case Begin Date	**Status Date:**	1994-10-20 00:00:00

Activities

Action Type: Other
Action: Leak Reported
Date: 1994-12-02 00:00:00

Action Type: Other
Action: Leak Stopped
Date: 1994-10-20 00:00:00

Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter
Date: 1996-05-08 00:00:00

Action Type: Other
Action: Leak Discovery
Date: 1994-10-20 00:00:00

Contacts

Contact Type:	Local Agency Caseworker	**City:**	SAN BERNARDINO
Contact Name:	JACKSON CRUTSINGER	**Email:**	jcrutsinger@sbcfire.org
Organization Name:	SAN BERNARDINO COUNTY	**Phone No:**	
Address:	620 SOUTH E STREET		
Contact Type:	Regional Board Caseworker	**City:**	RIVERSIDE
Contact Name:	ROSE SCOTT	**Email:**	rose.scott@waterboards.ca.gov
Organization Name:	SANTA ANA RWQCB (REGION 8)	**Phone No:**	9513206375
Address:	3737 MAIN STREET, SUITE 500		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of 2	NNE	0.23 / 1,239.08	1,232.59 / 30	BOYD LBR CO 1400 E ARROW HIGHWAY UPLAND CA 91786	HHSS

County: San Bernardino
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00029a5a.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	2 of 2	NNE	0.23 / 1,239.08	1,232.59 / 30	BOYD LBR CO. 1400 E ARROW HIGHWAY UPLAND CA	HIST TANK

Owner Name: BOYD LBR CO.
Owner Street: 1400 E ARROW HIGHWAY
Owner City: UPLAND
Owner State: CA
Owner Zip: 91786
No of Containers: 2
County: SAN BERNARDINO
Facility State: CA
Facility Zip: 91786

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
16	1 of 1	W	0.24 / 1,274.81	1,216.39 / 14	GUTIERREZ AUTO REPAIR 1006 E 9TH ST UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0003659
Owner Info: GUTIERREZ, MAURO
Mailing Care of:
Mailing Address 1: 1006 EAST 9TH STREET
Mailing Address 2:
Mailing City: UPLAND
Mailing State: CA
Mailing Zip: 91786

--Details--
Permit ID: PT0005316
Program Element Code: 4242
Status: ACTIVE
Permit Desc: HAZARDOUS MATERIALS 1-3 CHEMICALS
To: 11/30/2018

Permit ID: PT0005317
Program Element Code: 4453
Status: ACTIVE
Permit Desc: SMALL QUANTITY GENERATOR
To: 11/30/2018

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	1 of 1	SW	0.24 / 1,275.72	1,182.58 / -20	LESCO, INC./JOHN DEERE LANDSCAPES 1181 E 8TH ST UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0011127
Owner Info: JOHN DEERE LANDSCAPES
Mailing Care of: GREG HELD, DIRECTOR OF REAL ESTATE
Mailing Address 1: 5610 MCGINNIS FERRY RD
Mailing Address 2:
Mailing City: ALPHARETTA
Mailing State: GA
Mailing Zip: 30005

--Details--
Permit ID: PT0019145
Program Element Code: 4243

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Status: INACTIVE
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 11/30/2014

18	1 of 6	NNE	0.25 / 1,311.41	1,231.62 / 29	R F WHITE CO INC #2971 1401 E ARROW HWY UPLAND CA 91786	CERS TANK

Site ID: 59777
Latitude: 34.099842
Longitude: -117.630460

Regulated Programs

EI ID: 10043482
EI Description: Underground Storage Tank

EI ID: 10043482
EI Description: Aboveground Petroleum Storage

EI ID: 10043482
EI Description: Hazardous Waste Generator

EI ID: 10043482
EI Description: Chemical Storage Facilities

Affiliations

Affil Type Desc: Legal Owner
Entity Name: R F WHITE COMPANY, INC.
Entity Title:
Address: 1401 EAST ARROW HWY
City: UPLAND
State: CA
Country: United States
Zip Code: 91786
Phone: (909) 982-8954

Affil Type Desc: Primary Emergency Contact
Entity Name: JOHNNY GUTIERREZ
Entity Title: MAINTENANCE
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 208-4476

Affil Type Desc: UST Tank Owner
Entity Name: R.F. White Co., Inc.
Entity Title:
Address: 1401 E. Arrow Hwy
City: Upland
State: CA
Country: United States
Zip Code: 91786
Phone: (909) 982-8954

Affil Type Desc: Property Owner
Entity Name: White Family Trust
Entity Title:
Address: 1401 E. Arrow Highway
City: Upland
State: CA
Country: United States

Zip Code: 91786
Phone: (909) 982-8954

Affil Type Desc: UST Tank Operator
Entity Name: R.F. White Co., Inc.
Entity Title:
Address: 1401 E. Arrow Hwy
City: Upland
State: CA
Country: United States
Zip Code: 91786
Phone: (909) 982-8954

Affil Type Desc: Operator
Entity Name: R.F. White Co., Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 982-8954

Affil Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title:
Address: 620 South E Street
City: San Bernardino
State: CA
Country:
Zip Code: 92415-0153
Phone: (909) 386-8401

Affil Type Desc: Identification Signer
Entity Name: DARRY WHITE
Entity Title: OWNER
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 1401 EAST ARROW HWY
City: UPLAND
State: CA
Country:
Zip Code: 91786
Phone:

Affil Type Desc: Document Preparer
Entity Name: KATRINA JOHNSON
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Parent Corporation
Entity Name: R.F. White Co., Inc.
Entity Title:
Address:
City:
State:

Country:
Zip Code:
Phone:

Affil Type Desc: Secondary Emergency Contact
Entity Name: RICHARD BLISS
Entity Title: MAINTENANCE
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 208-1561

Affil Type Desc: UST Permit Applicant
Entity Name: Katrina Johnosn
Entity Title: Office Manager
Address:
City:
State:
Country:
Zip Code:
Phone: (909) 981-8696

Affil Type Desc: UST Property Owner Name
Entity Name: White Family Trust
Entity Title:
Address: 1401 E. Arrow Highway
City: Upland
State: CA
Country: United States
Zip Code: 91786
Phone: (909) 982-8954

Affil Type Desc: Environmental Contact
Entity Name: DARRY WHITE
Entity Title:
Address: 1401 E ARROW HWY
City: UPLAND
State: CA
Country:
Zip Code: 91786
Phone: (909) 982-8954

Coordinates

Env Int Type Code: HWG
Program ID: 10043482
Latitude: 34.099834
Longitude: -117.630447
Coord Name:
Ref Point Type Desc: Unknown

Evaluations

Eval Date: 4/6/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

R F WHITE-UST INSPECTION

Eval Date: 4/7/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection

Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

UST HANDLER INSPECTION AND CERS CONSULT

Eval Date: 9/17/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

INSPECTION

Eval Date: 4/23/2018
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

Routine inspection with monitoring certification

Eval Date: 6/6/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

ROUTINE APSA INSPECTION

Eval Date: 6/6/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

ROUTINE GENERATOR INSPECTION

Eval Date: 4/7/2014
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

UST FIELD INSPECTION-ANNUAL MONITORING SYSTEM CERTIFICATION (5 TANKS) W/JOHN KNEISEL (SAAVEDRA IN TRAINIG)

Eval Date: 4/6/2015

Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

R F WHITE- UST INSPECTION

Eval Date: 6/6/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

ROUTINE HANDLER INSPECTION

Eval Date: 4/24/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

ANNUAL UST INSPECTION AND CERS REVIEW

Eval Date: 10/7/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

SECONDARY CONTAINMENT TEST INSPECTION

Eval Date: 4/4/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

RF White Mont Cert - no violations observed today

Eval Date: 4/6/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS
Eval Notes:

R F WHITE- UST MONITORING CERTIFICATION

Eval Date: 9/17/2013
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

INSPECTION

Eval Date: 9/17/2013
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

INSPECTION

Violations

Violation Date: 4/24/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Notes:

Returned to compliance on 02/15/2018. OBSERVED UST SITE MAP MISSING UST PIPING. COMPLIANCE REQUIREMENT: ADD PIPING TO UST SITE MAP AND RESUBMIT TO CERS. SUBMIT A SIGNED CERTIFICATE OF COMPLIANCE WITHIN 30 DAYS.

Violation Description:

Failure to have a UST Response Plan available on site.

Violations

Violation Date: 6/6/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Notes:

The SPCC plan prepared for this facility has not been reviewed and evaluated for over 5 years and does not reflect the facility's current business operations. The SPCC plan was last certified on 9/14/10.

Violation Description:

Failure to complete a review and evaluation of the SPCC Plan at least once every five years, document the completion of the review, and sign a statement as to whether the SPCC Plan will be amended.

Violations

Violation Date: 6/6/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.67 25270.6(a)(1), 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(1), 25270.6(a)(2)
Violation Notes:

A102 - Facility has not submitted a tank facility statement or a complete Business Plan to CERS.

Violation Description:

Failure to submit a tank facility statement on or before January 1 annually unless a current Business Plan has been submitted.

Violations

Violation Date: 6/6/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Hazardous materials above reportable threshold amounts (55 gal, 500 lbs, and 200 cubic feet) were observed on site, but not included in the hazardous materials inventory submitted on 6/5/17.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 4/24/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: 23 CCR 16 2638(a) & (b), 2641(j), 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(a) & (b), 2641(j), 2715(i)
Violation Notes:

Returned to compliance on 04/24/2017. OBSERVED LAST ANNUAL MONITORING CERTIFICATION COMPLETED ON 4/4/16 AND MONITORING CERTIFICATION IS PAST DUE. COMPLIANCE REQUIREMENT: ANNUAL MONITORING CERTIFICATION COMPLETED TODAY. VIOLATION CORRECTED.

Violation Description:

Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).

Violations

Violation Date: 4/6/2015 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: Un-Specified
Violation Notes:

Returned to compliance on 04/09/2015. Failure to have a written monitoring program with monitoring procedures and response plan. (CCR 2632(d)) OBSERVATION: FACILITY HAS NOT SUBMITTED THE REQUIRED UST DOCUMENTATION TO THE CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)-THE UST-MONITORING SITE PLAN HAD NOT BEEN SUBMITTED. COMPLIANCE REQUIREMENT: SUBMIT UST DOCUMENTATION TO CERS WITHIN 30 DAYS. SIGN DATE AND SUBMIT THE CERTIFICATE OF COMPLIANCE TO THIS DEPARTMENT INDICATING THE DATE OF CERS SUBMITTAL.

Violation Description:

UST Program - Administration/Documentation - For use of Local Ordinance only

Violations

Violation Date: 4/7/2014 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Notes:

Returned to compliance on 04/07/2015. THE TANK INFORMATION AND THE INDIVIDUAL MONITORING PLANS REQUIRE SEVERAL UPDATES TO MAINTAIN ACCURACY. ALL THE NECESSARY CORRECTIONS WERE MADE ON THE PRINTED HARD-COPY LEFT WITH THE FACILITY. USE THE FORMS TO MAKE THE CHANGES INTO CERS AND NOTIFY THIS DEPARTMENT UPON COMPLETION. CHANGES SHOULD BE UPDATED

WITHIN 30 DAYS.

Violation Description:

Failure to prepare, maintain, and submit accurate CUPA UST Operating Permit Application for Facility information and/or Tank information.

Violations

Violation Date: 4/23/2018 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Notes:

The Board of Equilization number for this facility is no longer valid. Contact the appropriate state department to update the BOE number for this facility. Submit a signed Certificate of Compliance within 30 days to verify compliance.

Violation Description:

Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.

Violations

Violation Date: 4/24/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Notes:

Returned to compliance on 04/24/2017. OBSERVED FLOAT AND CHAIN ASSEMBLY NOT FUNCTIONING PROPERLY WHEN TESTED. COMPLIANCE REQUIREMENT: FLOAT AND CHAIN WAS READJUSTED AND RETESTED. VIOLATION CORRECTED.

Violation Description:

Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.

Violations

Violation Date: 4/24/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: 23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Notes:

Returned to compliance on 03/14/2018. FACILITY PROVIDED TRAINING RECORDS FOR REVIEW, CLOSE OUT VIOLATION PER P. SAAVEDRA-PREYES OBSERVED EMPLOYEE TRAINING LOGS NOT AVAILABLE FOR REVIEW. COMPLIANCE REQUIREMENT: MAINTAIN EMPLOYEE TRAINING LOGS AVAILABLE FOR REVIEW. SUBMIT COPY OF COMPLETED EMPLOYEE TRAINING LOG AND SIGNED CERTIFICATE OF COMPLIANCE WITHIN 30 DAYS.

Violation Description:

Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements:
Be performed by an ICC certified DO.
Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers.
Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented.
Verify that all facility employees have been properly trained.

Violations

Violation Date: 6/6/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22

Violation Notes:

Returned to compliance on 06/06/2017. (1) 55 gal drum of waste antifreeze was missing the accumulation start date. At time of inspection, the labeling of the accumulation start date was corrected on site.

Violation Description:

Failure to properly manage used oil and/or fuel filters in accordance with the requirements.

Violations

Violation Date: 9/17/2013 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Notes:

Returned to compliance on 09/17/2013. Failure to note accumulation start date on labels (CCR 66262.34(f)(2))

Violation Description:

Haz Waste Generator Program - Operations/Maintenance - General

Violations

Violation Date: 6/6/2017 ***Violation Program:***
Violation Division: San Bernardino County Fire Department ***Violation Source:***
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Notes:

Returned to compliance on 06/06/2017. Failure to note accumulation start date on labels (CCR 66262.34(f)(2)) (1) 55 gal drum of waste antifreeze was missing the accumulation start date. At time of inspection, the labeling of the accumulation start date was corrected on site.

Violation Description:

Hazardous Waste Generator Program - Operations/Maintenance - General

Enforcements

Enf Action Date: 09-17-2013 ***Enf Action Program:*** HW
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 06-06-2017 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 04-07-2014 ***Enf Action Program:*** UST
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 04-06-2015 ***Enf Action Program:*** UST
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 04-24-2017 **Enf Action Program:** UST
Enf Action Type: Notice of Violation (Unified Program) **Enf Action Source:** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 06-06-2017 **Enf Action Program:** APSA
Enf Action Type: Notice of Violation (Unified Program) **Enf Action Source:** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Enf Action Date: 06-06-2017 **Enf Action Program:** HW
Enf Action Type: Notice of Violation (Unified Program) **Enf Action Source:** CERS
Enf Action Division: San Bernardino County Fire Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

18	2 of 6	NNE	0.25 / 1,311.41	1,231.62 / 29	INLAND COMM FUELING INC 1401 E ARROW HWY UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0003951
Owner Info: INLAND COMMERCIAL FUELING, INC
Mailing Care of: LINDA L. VAUGHAN
Mailing Address 1: 177 EAST ARROW HWY
Mailing Address 2:
Mailing City: UPLAND
Mailing State: CA
Mailing Zip: 91786-9178

--Details--
Permit ID: PT0008888
Program Element Code: 4420
Status: INACTIVE
Permit Desc: SPECIAL GENERATOR
To: 4/30/2010

Permit ID: PT0008887
Program Element Code: 4210
Status: INACTIVE
Permit Desc: SPECIAL HANDLER
To: 4/30/2010

18	3 of 6	NNE	0.25 / 1,311.41	1,231.62 / 29	R F WHITE CO INC #2971 1401 E ARROW HWY UPLAND CA 91786	SANBERN CUPA

Facility ID: FA0005524
Owner Info: R F WHITE COMPANY, INC.
Mailing Care of:
Mailing Address 1: 177 East Arrow Hwy
Mailing Address 2:
Mailing City: UPLAND
Mailing State: CA
Mailing Zip: 91786

--Details--
Permit ID: PT0023102
Program Element Code: 4270

Status: INACTIVE
Permit Desc: EPCRA FACILITY
To: 10/31/2013

Permit ID: PT0011743
Program Element Code: 4104
Status: ACTIVE
Permit Desc: REGULAR UST ANNUAL INSPECTION (PER TANK)
To: 10/31/2018

Permit ID: PT0011745
Program Element Code: 4104
Status: ACTIVE
Permit Desc: REGULAR UST ANNUAL INSPECTION (PER TANK)
To: 10/31/2018

Permit ID: PT0002523
Program Element Code: 4243
Status: ACTIVE
Permit Desc: HAZARDOUS MATERIALS 4-10 CHEMICALS
To: 10/31/2018

Permit ID: PT0023103
Program Element Code: 4031
Status: ACTIVE
Permit Desc: APSA 1,320-10,000 GAL FAC CAPACITY
To: 10/31/2018

Permit ID: PT0002522
Program Element Code: 4453
Status: ACTIVE
Permit Desc: SMALL QUANTITY GENERATOR
To: 10/31/2018

Permit ID: PT0011747
Program Element Code: 4104
Status: ACTIVE
Permit Desc: REGULAR UST ANNUAL INSPECTION (PER TANK)
To: 10/31/2018

Permit ID: PT0011746
Program Element Code: 4104
Status: ACTIVE
Permit Desc: REGULAR UST ANNUAL INSPECTION (PER TANK)
To: 10/31/2018

Permit ID: PT0011744
Program Element Code: 4104
Status: ACTIVE
Permit Desc: REGULAR UST ANNUAL INSPECTION (PER TANK)
To: 10/31/2018

18	4 of 6	NNE	0.25 / 1,311.41	1,231.62 / 29	R. F. WHITE CO INC 1401 E ARROW HWY UPLAND CA 91786	EMISSIONS

1990 Criteria Data

Facility ID:	2067	**CERR Code:**	
Facility SIC Code:	5171	**TOGT:**	3.2
CO:	36	**ROGT:**	2.832
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	SBD	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	

CHAPIS: ***PM10T:***

1990 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	2067	***CERR Code:***	
Facility SIC Code:	5171	***TOGT:***	5
CO:	36	***ROGT:***	4.7813
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1993 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	2067	***CERR Code:***	
Facility SIC Code:	5171	***TOGT:***	5
CO:	36	***ROGT:***	4.7813
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1995 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1996 Criteria Data

Facility ID:	2067	***CERR Code:***	
Facility SIC Code:	5171	***TOGT:***	.6
CO:	36	***ROGT:***	.5729
Air Basin:	SC	***COT:***	
District:	SC	***NOXT:***	
COID:	SBD	***SOXT:***	
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1996 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1997 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1998 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1999 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2000 Toxic Data

Facility ID:	2067	***COID:***	SBD
Facility SIC Code:	5171	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2001 Toxic Data

Facility ID:	2067	**COID:**	SBD
Facility SIC Code:	5171	**DISN:**	SOUTH COAST AQMD
CO:	36	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

18	5 of 6	NNE	0.25 / 1,311.41	1,231.62 / 29	RF WHITE CO INC 1401 E ARROW HWY UPLAND CA 91786	HHSS

County: San Bernardino
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002a475.pdf

---

18	6 of 6	NNE	0.25 / 1,311.41	1,231.62 / 29	R.F. WHITE CO., INC 1401 E ARROW HWY UPLAND CA	HIST TANK

Owner Name:	R.F. WHITE CO., INC	**No of Containers:**	6
Owner Street:	1401 E. ARROW HWY	**County:**	SAN BERNARDINO
Owner City:	UPLAND	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	91786
Owner Zip:	91786		

19	1 of 1	NNE	0.27 / 1,406.02	1,233.59 / 31	R.F. WHITE CO. 1401 E ARROW HWY UPLAND CA 91786	LUST

Global ID:	T0607100294	**CUF Case:**	YES
Case Type:	LUST Cleanup Site	**Begin Date:**	1993-08-10 00:00:00
Status:	Completed - Case Closed	**How Discovered:**	Tank Tightness Test
Status Date:	2000-05-08 00:00:00	**Stop Method:**	
RB Case No:	083602328T	**County:**	San Bernardino
LOC Case No:	93047	**Latitude:**	34.099759
Lead Agency:	SAN BERNARDINO COUNTY	**Longitude:**	-117.63079
Case Worker:		**File Location:**	Local Agency
Local Agency:			
Potential Media Of Concern:	Gasoline		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)		
DWR Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)		
Site History:			

Status History

Status:	Open - Site Assessment	**Status Date:**	1993-08-31 00:00:00

Status:	Open - Site Assessment	**Status Date:**	1993-09-09 00:00:00
Status:	Completed - Case Closed	**Status Date:**	2000-05-08 00:00:00
Status:	Open - Case Begin Date	**Status Date:**	1993-08-10 00:00:00

Activities

Action Type: Other
Action: Leak Discovery
Date: 1993-08-10 00:00:00

Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter
Date: 2000-05-08 00:00:00

Action Type: Other
Action: Leak Reported
Date: 1993-09-09 00:00:00

Contacts

Contact Type:	Regional Board Caseworker	**City:**	RIVERSIDE
Contact Name:	VALERIE JAHN-BULL	**Email:**	valerie.jahn-bull@waterboards.ca.gov
Organization Name:	SANTA ANA RWQCB (REGION 8)	**Phone No:**	9517824903
Address:	3737 MAIN STREET, SUITE 500		

---

20 | **1 of 1** | **SW** | **0.27 / 1,425.59** | **1,186.70 / -16** | **WESTERN MOLDINGS, INC.**
1111 EAST 8TH STREET
UPLAND CA 91786 | **ENVIROSTOR**

Estor/EPA ID:	36340063	**County:**	SAN BERNARDINO
Site Code:		**Latitude:**	34.0927734943202
Special Program:	EPA - PASI	**Longitude:**	-117.63668659682
Census Tract:	6071000903	**Office:**	CLEANUP CYPRESS
Permit Renew Lead:		**Nat Priority List:**	NO
Project Manager:	EILEEN MANANIAN	**Funding:**	
Pub Particip Spec:		**Assembly District:**	41
Supervisor:	EILEEN MANANIAN	**Senate District:**	25

Site Type: EVALUATION
Cleanup Status: ACTIVE AS OF 9/17/2008
Clean Up Oversight Agency: SAN BERNARDINO COUNTY - LEAD AGENCY
Cause of Contamination: MANUFACTURING - METAL
Potential Media Affected: SOIL
School District:
APN: 104652116
Acres: 5.4 ACRES
Potential Contaminants:

UNCATEGORIZED

Site History:

The Former Western Molding Inc. facility was a manufacturer of cold roll-formed metal parts from 1956 until 1994. During this time, various environmental concerns have arisen regarding the Site's soils, including contamination from hydrocarbon and tetrachloroethylene (PCE) associated primarily with the disposal of waste oil and solvents in an area located on the northern portion of the Site, west and east of the railroad loading dock.

From 1990 to 1996, six investigations were conducted to sample soil that was contaminated with PCE, Total Petroleum Hydrocarbons (TPH) and PCBs at the site. The last investigation was conducted in August 1996 by Camp Dresser and McKee and overseen by the County of San Bernardino Department of Health Services. In this investigation samples were taken to determine the vertical and lateral extent of contamination at various areas of the site, including the loading dock, where soil was thought to be contaminated. Results of this investigation showed that soil west of the loading dock was contaminated with TPH and extended to a maximum of 25-28 feet below ground surface (bgs). Also, an area of the facility where PCE was distilled showed signs of significantly elevated concentrations of PCE and TPH. In conclusion, three areas within the site had concentrations of PCE and TPH that calculated the developed risk-based clean-up levels of 1 mg/kg for PCE and 100 mg/kg for TPH. The three areas were 1) the railroad docking area; 2) the west side of the facility building; 3) and the east side of the facility building. In 1998 a remediation plan was approved by the San Bernardino Fire Department. A combination of soil excavation and soil vapor extraction comprised the remedy types for the Site. In late 1998, confirmatory samples were

taken, and a closure report was prepared in December 1998.

In a 2002 follow-up investigation at the site, soil samples were taken to confirm and assess site conditions. Samples were collected in five areas that had been identified in earlier reports to have subsurface soil contamination. Soil samples were taken to evaluate PCBs, TPH and VOC concentrations. Results revealed non-detect concentrations for PCBs, TPH and all VOC compounds.

Program Type: EVALUATION
Status: ACTIVE
Cal Enviro Score: 76-80%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36340063

Completed Activities

Date Completed: 10/16/2002
Area Name:
Sub Area:
Title: Site Screening
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340063&doc_id=6019023
Document Type: Site Screening
Comments: Site Screening Completed

Date Completed: 1/24/1995
Area Name:
Sub Area:
Title: Site Screening
Area Link:
Sub Area Link:
Title Link:
Document Type: Site Screening
Comments: Site was identified from a letter from the RP regarding a non-emergency release at their old site. RP has not submit- ted the Non-emergency Hazardous Substance Release form, but a follow-up letter requesting the necessary information. Due to the evidence of a release of comtamination, a PEA will be required, and on 1-24-95, the RP was thus notified.

21	1 of 1	NE	0.29 / 1,523.24	1,226.37 / 24	INTERMETRO INDUSTRIES 9393 ARROW HIGHWAY RANCHO CUCAMONGA CA 91730	ENVIROSTOR

Estor/EPA ID: 71002573
Site Code:
Special Program:
Census Tract: 6071000903
Permit Renew Lead:
Project Manager:
Pub Particip Spec:
Supervisor:
Site Type: TIERED PERMIT
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF
Clean Up Oversight Agency: NONE SPECIFIED
Cause of Contamination: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
School District:
APN: NONE SPECIFIED
Acres: NONE SPECIFIED
Potential Contaminants:

NONE SPECIFIED

County: SAN BERNARDINO
Latitude: 34.0994091
Longitude: -117.6291095
Office: CLEANUP CYPRESS
Nat Priority List: NO
Funding:
Assembly District: 41
Senate District: 25

Site History:

Program Type: TIERED PERMIT
Status: INACTIVE - NEEDS EVALUATION
Cal Enviro Score: 76-80%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002573

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
22	1 of 1	NNE	0.31 / 1,620.17	1,230.57 / 28	A AND L TRUCKING 1471 E ARROW HWY UPLAND CA 91786	LUST

Global ID:	T0607100261	**CUF Case:**	NO
Case Type:	LUST Cleanup Site	**Begin Date:**	1988-11-21 00:00:00
Status:	Completed - Case Closed	**How Discovered:**	Tank Closure
Status Date:	1995-07-11 00:00:00	**Stop Method:**	
RB Case No:	083602103T	**County:**	San Bernardino
LOC Case No:	90039	**Latitude:**	34.099821
Lead Agency:	SAN BERNARDINO COUNTY	**Longitude:**	-117.629264
Case Worker:	JC	**File Location:**	Local Agency
Local Agency:	SAN BERNARDINO COUNTY		
Potential Media Of Concern:	Diesel		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)		
DWR Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)		
Site History:			

Status History

Status:	Open - Site Assessment	**Status Date:**	1988-11-21 00:00:00
Status:	Open - Case Begin Date	**Status Date:**	1988-11-21 00:00:00
Status:	Completed - Case Closed	**Status Date:**	1995-07-11 00:00:00

Activities

Action Type:	REMEDIATION
Action:	Excavation
Date:	1988-11-21 00:00:00
Action Type:	Other
Action:	Leak Stopped
Date:	1988-11-21 00:00:00
Action Type:	Other
Action:	Leak Reported
Date:	1992-08-03 00:00:00
Action Type:	Other
Action:	Leak Discovery
Date:	1988-11-21 00:00:00
Action Type:	ENFORCEMENT
Action:	Closure/No Further Action Letter
Date:	1995-07-11 00:00:00

Contacts

Contact Type:	Regional Board Caseworker	**City:**	RIVERSIDE
Contact Name:	VALERIE JAHN-BULL	**Email:**	valerie.jahn-bull@waterboards.ca.gov
Organization Name:	SANTA ANA RWQCB (REGION 8)	**Phone No:**	9517824903
Address:	3737 MAIN STREET, SUITE 500		
Contact Type:	Local Agency Caseworker	**City:**	SAN BERNARDINO
Contact Name:	JACKSON CRUTSINGER	**Email:**	jcrutsinger@sbcfire.org
Organization Name:	SAN BERNARDINO COUNTY	**Phone No:**	
Address:	620 SOUTH E STREET		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
23	1 of 1	SE	0.33 / 1,720.17	1,168.14 / -34	INLAND CONTAINER CORPORATION N/A ONTARIO CA	CLEANUP SITES

Global ID: SLT8R1404165
Case Type: Cleanup Program Site
Status: Completed - Case Closed
Status Date: 2009-06-23 00:00:00
RB Case No: SLT8R140
LOC Case No:
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Worker:
Local Agency:
Potential Cntm of Concrn:
Potential Media Affected:
How Discovered Description:
Stop Description:
Cal Water Watershed Name: Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)
DWR Groundwater Subbasin Name: Upper Santa Ana Valley - Chino (8-002.01)
Site History:

CUF Case: NO
Begin Date: 2009-06-23 00:00:00
How Discovered:
Stop Method:
County: San Bernardino
Latitude: 34.092098
Longitude: -117.627711
File Location:

Status History

Status:	Status Date:
Open - Case Begin Date	2009-06-23 00:00:00
Completed - Case Closed	2009-06-23 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	1 of 1	NW	0.45 / 2,350.92	1,256.12 / 54	SAN ANTONIO COMMUNITY HOSPITAL 999 SAN BERNARDINO ROAD UPLAND CA 91786	ENVIROSTOR

Estor/EPA ID: 71002559
Site Code:
Special Program:
Census Tract: 6071000901
Permit Renew Lead:
Project Manager:
Pub Particip Spec:
Supervisor:
Site Type: TIERED PERMIT
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF
Clean Up Oversight Agency: NONE SPECIFIED
Cause of Contamination: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
School District:
APN: NONE SPECIFIED
Acres: NONE SPECIFIED
Site History:

County: SAN BERNARDINO
Latitude: 34.1005142
Longitude: -117.6381276
Office: CLEANUP CYPRESS
Nat Priority List: NO
Funding:
Assembly District: 41
Senate District: 25

Potential Contaminants:

NONE SPECIFIED

Program Type: TIERED PERMIT
Status: INACTIVE - NEEDS EVALUATION
Cal Enviro Score: 81-85%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71002559

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
25	1 of 1	W	0.47 / 2,483.40	1,218.51 / 16	PATRIOT GAS 720 E 9TH ST	LUST

UPLAND CA 91786

Global ID:	T0607100631	***CUF Case:***	YES
Case Type:	LUST Cleanup Site	***Begin Date:***	1998-12-10 00:00:00
Status:	Completed - Case Closed	***How Discovered:***	Tank Closure
Status Date:	2005-06-20 00:00:00	***Stop Method:***	
RB Case No:	083603642T	***County:***	San Bernardino
LOC Case No:	99114	***Latitude:***	34.0960878
Lead Agency:	SAN BERNARDINO COUNTY	***Longitude:***	-117.6410382
Case Worker:		***File Location:***	Local Agency
Local Agency:			
Potential Media Of Concern:	Gasoline, MTBE / TBA / Other Fuel Oxygenates		
Potential Media Affected:	Soil		
How Discovered Description:			
Stop Description:			
Cal Water Watershed Name:	Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)		
DWR Groundwater Subbasin Name:	Upper Santa Ana Valley - Chino (8-002.01)		
Site History:			

Status History

Status:	Completed - Case Closed	***Status Date:***	2005-06-20 00:00:00
Status:	Open - Site Assessment	***Status Date:***	2000-10-30 00:00:00
Status:	Open - Site Assessment	***Status Date:***	1999-09-09 00:00:00
Status:	Open - Case Begin Date	***Status Date:***	1998-12-10 00:00:00
Status:	Open - Remediation	***Status Date:***	2002-09-04 00:00:00
Status:	Open - Site Assessment	***Status Date:***	1998-12-10 00:00:00

Activities

Action Type:	ENFORCEMENT
Action:	Closure/No Further Action Letter
Date:	2005-08-26 00:00:00
Action Type:	Other
Action:	Leak Reported
Date:	1999-09-09 00:00:00
Action Type:	Other
Action:	Leak Stopped
Date:	1998-12-10 00:00:00
Action Type:	REMEDIATION
Action:	Soil Vapor Extraction (SVE)
Date:	2002-09-04 00:00:00
Action Type:	Other
Action:	Leak Discovery
Date:	1998-12-10 00:00:00
Action Type:	ENFORCEMENT
Action:	Technical Correspondence / Assistance / Other
Date:	2005-06-30 00:00:00

Contacts

Contact Type:	Regional Board Caseworker	***City:***	RIVERSIDE
Contact Name:	ROSE SCOTT	***Email:***	rose.scott@waterboards.ca.gov

Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
Phone No: 9513206375

26	1 of 1	S	0.49 / 2,613.47	1,145.48 / -57	UPLAND THRALL HALL USAR 1284 E. SEVENTH STREET UPLAND CA 91764	ENVIROSTOR

Estor/EPA ID: 36970010
Site Code: 400688
Special Program:
Census Tract: 6071000904
Permit Renew Lead:
Project Manager:
Pub Particip Spec:
Supervisor:
Site Type: OPEN BASE
Cleanup Status: * DE-LISTED AS OF 5/7/2001
Clean Up Oversight Agency: DTSC - LEAD AGENCY
Cause of Contamination: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
School District:
APN: NONE SPECIFIED
Acres: NONE SPECIFIED
Potential Contaminants:

NONE SPECIFIED

County: SAN BERNARDINO
Latitude: 34.0879196458899
Longitude: -117.633874333822
Office: CLEANUP CYPRESS
Nat Priority List: NO
Funding: DERA
Assembly District: 41
Senate District: 25

Site History:

Site 1 is the former location of a PCB containing transformer. There is a potential that the transformer may have leaked resulting in PCB contaminated soil. The area of concern is located on the east side of the main administration building. The area is unpaved and covered with grass.

Program Type: MILITARY EVALUATION
Status: * DE-LISTED
Cal Enviro Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36970010

Completed Activities

Date Completed: 12/21/1999
Area Name:
Sub Area:
Title: Preliminary Endangerment Assessment Report
Area Link:
Sub Area Link:
Title Link:
Document Type: Preliminary Endangerment Assessment Report
Comments:

Date Completed: 5/7/2001
Area Name:
Sub Area:
Title: * Delisting Document
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36970010&enforcement_id=5001110
Document Type: * Delisting Document
Comments:

27	1 of 2	SSE	0.73 / 3,846.28	1,116.51 / -86	NEW MIDDLE SCHOOL NO. 35 SIXTH STREET/AMADOR AVENUE ONTARIO CA 91764	ENVIROSTOR

Estor/EPA ID: 36070009
Site Code: 404410
Special Program:
County: SAN BERNARDINO
Latitude: 34.08508
Longitude: -117.62793

Census Tract:	6071001307	***Office:***	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Permit Renew Lead:		***Nat Priority List:***	NO
Project Manager:		***Funding:***	SCHOOL DISTRICT
Pub Particip Spec:		***Assembly District:***	52
Supervisor:	JAVIER HINOJOSA	***Senate District:***	20

Site Type: SCHOOL
Cleanup Status: NO FURTHER ACTION AS OF 12/23/2002
Clean Up Oversight Agency: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Cause of Contamination: AGRICULTURAL SERVICES
Potential Media Affected: SOIL, SOIL VAPOR
School District: ONTARIO-MONTCLAIR SCHOOL DISTRICT
APN: NONE SPECIFIED
Acres: 13 ACRES
Potential Contaminants:

METALS
ORGANOCHLORINE PESTICIDES (8081 OCPS)

Site History:

The approximately 13-acre site is mostly vacant, with scattered trash and debris, storage sheds, and remnants of concrete pads from former structures. Surrounding properties consist primarily of residential properties.

Program Type: SCHOOL EVALUATION
Status: NO FURTHER ACTION
Cal Enviro Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36070009

Completed Activities

Date Completed: 10/24/2002
Area Name:
Sub Area:
Title: Focused Phase 1 Site Investigation
Area Link:
Sub Area Link:
Title Link:
Document Type: Phase 1
Comments: Focused Phase I Site Assessment

Date Completed: 12/6/2004
Area Name:
Sub Area:
Title: Technical Memorandums
Area Link:
Sub Area Link:
Title Link:
Document Type: Technical Report
Comments: accepted

Date Completed: 12/23/2002
Area Name:
Sub Area:
Title: Environmental Oversight Agreement
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36070009&enforcement_id=6005009
Document Type: Environmental Oversight Agreement
Comments:

Date Completed: 12/23/2004
Area Name:
Sub Area:
Title: Preliminary Endangerment Assessment Report
Area Link:
Sub Area Link:

Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36070009&doc_id=6005011
Document Type: Preliminary Endangerment Assessment Report
Comments:

Date Completed: 3/11/2003
Area Name:
Sub Area:
Title: * Workplan
Area Link:
Sub Area Link:
Title Link:
Document Type: * Workplan
Comments:

Date Completed: 11/6/2003
Area Name:
Sub Area:
Title: * Public Participation
Area Link:
Sub Area Link:
Title Link:
Document Type: * Public Participation
Comments:

27	2 of 2	SSE	0.73 / 3,846.28	1,116.51 / -86	NEW MIDDLE SCHOOL NO. 35 SIXTH STREET/AMADOR AVENUE ONTARIO CA 91764	SCH

Estor/EPA ID: 36070009
Latitude: 34.08508
Longitude: -117.62793
Special Program:
Ntl Priority List: NO
Funding: SCHOOL DISTRICT
Assembly District: 52
Senate District: 20
School District: ONTARIO-MONTCLAIR SCHOOL DISTRICT
County: SAN BERNARDINO
Site Code: 404410
Acres: 13 ACRES
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Census Tract: 6071001307
Permit Renewal Lead:
Project Manager:
Public Partici Spec:
Supervisor: JAVIER HINOJOSA
Site Type: SCHOOL
Cleanup Status: NO FURTHER ACTION AS OF 12/23/2002
Clean Up Oversight Agency: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Cause of Contamination: AGRICULTURAL SERVICES
Potential Media Affected: SOIL, SOIL VAPOR
APN: NONE SPECIFIED
Potential Cont of Concern:

METALS
ORGANOCHLORINE PESTICIDES (8081 OCPS)

SITE HISTORY:

The approximately 13-acre site is mostly vacant, with scattered trash and debris, storage sheds, and remnants of concrete pads from former structures. Surrounding properties consist primarily of residential properties.

Program Type: SCHOOL EVALUATION
Status: NO FURTHER ACTION
Cal Enviro Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36070009

Completed Activities

Date Completed: 11/6/2003
Area Name:
Sub Area:
Title: * Public Participation
Area Link:

Sub Area Link:
Title Link:
Document Type: * Public Participation
Comments:

Date Completed: 3/11/2003
Area Name:
Sub Area:
Title: * Workplan
Area Link:
Sub Area Link:
Title Link:
Document Type: * Workplan
Comments:

Date Completed: 12/6/2004
Area Name:
Sub Area:
Title: Technical Memorandums
Area Link:
Sub Area Link:
Title Link:
Document Type: Technical Report
Comments: accepted

Date Completed: 10/24/2002
Area Name:
Sub Area:
Title: Focused Phase 1 Site Investigation
Area Link:
Sub Area Link:
Title Link:
Document Type: Phase 1
Comments: Focused Phase I Site Assessment

Date Completed: 12/23/2004
Area Name:
Sub Area:
Title: Preliminary Endangerment Assessment Report
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36070009&doc_id=6005011
Document Type: Preliminary Endangerment Assessment Report
Comments:

Date Completed: 12/23/2002
Area Name:
Sub Area:
Title: Environmental Oversight Agreement
Area Link:
Sub Area Link:
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36070009&enforcement_id=6005009
Document Type: Environmental Oversight Agreement
Comments:

Unplottable Summary

Total: 6 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CDL		50 YDS S OF 9TH ST	RANCHO CUCAMONGA CA		820113514
EMISSIONS	PACIFIC ENERGY-UPLAND LANDFILL	UPLAND CITY DUMP-14TH ST	UPLAND CA	91786	861175233
FINDS/FRS	HELLMAN AVE MASER PLANNED STORM DRAIN PH-1	9TH STREET TO SAN BERNARDINO RD	RANCHO CUCAMONGA CA	91730	864631191
HAZNET	DE SCHAINE & ROY INC	W 9TH ST	UPLAND CA	91786	826274323
RCRA SQG	KUSTOM METAL FINISHING	1038-A 9TH ST	UPLAND CA	91786	810727981
SWF/LF	City Of Upland Disposal Site	Off Campus Avenue Between 14th & 15th St	Upland CA		820221324

Unplottable Report

Site:
50 YDS S OF 9TH ST RANCHO CUCAMONGA CA CDL

Clue:	2001-07-132
Date:	7/21/2001
County:	SAN BERNARDINO
Lab Type:	A
Lab Type Description:	Abandoned Drug Lab Waste - location away from an actual illegal drug lab where drug lab waste and/or equipment were abandoned.

Site: ***PACIFIC ENERGY-UPLAND LANDFILL***
UPLAND CITY DUMP-14TH ST UPLAND CA 91786 EMISSIONS

1990 Criteria Data

Facility ID:	40986	***CERR Code:***	
Facility SIC Code:	4953	***TOGT:***	22.1
CO:	36	***ROGT:***	10.3993
Air Basin:	SC	***COT:***	1.9
District:	SC	***NOXT:***	10.3
COID:	SBD	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	
CHAPIS:		***PM10T:***	

1990 Toxic Data

Facility ID:	40986	***COID:***	SBD
Facility SIC Code:	4953	***DISN:***	SOUTH COAST AQMD
CO:	36	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: ***HELLMAN AVE MASER PLANNED STORM DRAIN PH-1***
9TH STREET TO SAN BERNARDINO RD RANCHO CUCAMONGA CA 91730 FINDS/FRS

Registry ID:	110070084856
FIPS Code:	
Program Acronyms:	NPDES
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	07-AUG-2017 09:30:19
Update Date:	
Interest Types:	ICIS-NPDES UNPERMITTED
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	

Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No.:	
Census Block Code:	
EPA Region Code:	09
County Name:	
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070084856

Site: ***DE SCHAINE & ROY INC***
W 9TH ST UPLAND CA 91786

HAZNET

SIC Code:		***Mailing City:***	UPLAND
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002555124	***Mailing Zip:***	91786
Create Date:	8/12/2002	***Region Code:***	4
Fac Act Ind:	No	***Owner Name:***	DE SCHAINE & ROY INC
Inact Date:	3/18/2003	***Owner Addr 1:***	W 9TH ST
County Code:	36	***Owner Addr 2:***	
County Name:	San Bernardino	***Owner City:***	UPLAND
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	W 9TH ST	***Owner Zip:***	91786
Mailing Addr 2:		***Owner Phone:***	9099497487
Owner Fax:			

Contact Information

--	--
Contact Name:	BRYAN DE SCHAINE
Street Address 1:	W 9TH ST
Street Address 2:	
City:	UPLAND
State:	CA
Zip:	91786
Phone:	9099497487
--	--

Site: ***KUSTOM METAL FINISHING***
1038-A 9TH ST UPLAND CA 91786

RCRA SQG

EPA Handler ID:	CAD050762897
Gen Status Universe:	Small Quantity Generator
Contact Name:	
Contact Address:	US
Contact Phone No and Ext:	
Contact Email:	
Contact Country:	US
County Name:	SAN BERNARDINO
EPA Region:	09
Land Type:	
Receive Date:	19960901

Violation/Evaluation Summary

Note: NO RECORDS: As of Aug 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No

Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19960901
Handler Name:	KUSTOM METAL FINISHING
Generator Status Universe:	Small Quantity Generator
Source Type:	I

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	NOT REQUIRED
Name:	NOT REQUIRED	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	I	***Zip Code:***	99999

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	NOT REQUIRED
Name:	GARRY FAIRFIELD	***Street 2:***	
Date Became Current:		***City:***	NOT REQUIRED
Date Ended Current:		***State:***	ME
Phone:	415-555-1212	***Country:***	
Source Type:	I	***Zip Code:***	99999

Site: ***City Of Upland Disposal Site***
Off Campus Avenue Between 14th & 15th St Upland CA SWF/LF

SWIS No:	36-AA-0005	***Last Updated on:***	11/29/2004
Permit Status:		***Permit Date:***	
Operator Phone:		***County:***	San Bernardino
Operator Addr 1:		***Latitude:***	34.11667
Operator Addr 2:		***Longitude:***	-117.64
Operator City:		***GIS Source:***	Map
Operator State:		***Latitude (GIS):***	34.116669999999999
Operator Zip:		***Longitude (GIS):***	-117.64
Operator:			
Land Use Name:	Residential		
File Description:	SWIS Data File - Includes basic information on each facility in the database; SWIS GIS Data File is designed for inclusion into GIS software as a data table - Includes basic information on each facility in the database		

Owner Information

Owner:	City Of Upland
Owner Phone:	9099314100
Owner Address1:	
Owner Address2:	P.O. Box 460
Owner City:	Upland
Owner State:	CA
Owner Zip:	91786
Last Updated on:	8/16/1994

Owner Information (GIS)

Site ID:	3322
Unit ID:	3363
Owner:	City Of Upland
Enfor Agent:	County of San Bernardino
County ID:	36
Zip:	91786

Unit Information

Unit No:	01	***Throughput:***	0
WDR No:		***Throughput Units:***	
Regulatory Status:	Unpermitted	***Capacity:***	0
Operational Status:	Closed	***Capacity Units:***	
Inspect Frequency:	Quarterly	***Acreage:***	0
Category:	Disposal	***Disposal Acreage:***	0
Closure Date:		***Remaining Capacity:***	0
Closure Type:		***Last Updated on:***	3/30/2000
Activity:	Solid Waste Disposal Site		
Program Type:			
Accepted Waste:			

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Oct 10, 2018

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Oct 10, 2018

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Oct 10, 2018

SEMS List 8R Active Site Inventory: SEMS

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

Government Publication Date: Aug 13, 2018

SEMS List 8R Archive Sites: SEMS ARCHIVE

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

Government Publication Date: Aug 13, 2018

Inventory of Open Dumps, June 1985: ODI

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

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

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

Government Publication Date: Oct 25, 2013

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

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

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

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

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

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

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

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

Government Publication Date: Aug 2, 2018

RCRA non-CORRACTS TSD Facilities: RCRA TSD

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

Government Publication Date: Aug 2, 2018

RCRA Generator List: RCRA LQG

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

Government Publication Date: Aug 2, 2018

RCRA Small Quantity Generators List: RCRA SQG

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

Government Publication Date: Aug 2, 2018

RCRA Conditionally Exempt Small Quantity Generators List: RCRA CESQG

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

Government Publication Date: Aug 2, 2018

RCRA Non-Generators: RCRA NON GEN

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

Government Publication Date: Aug 2, 2018

Federal Engineering Controls-ECs: FED ENG

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

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs: FED INST

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

Government Publication Date: Jan 20, 2016

Emergency Response Notification System: ERNS 1982 TO 1986

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

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

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

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

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

Government Publication Date: Feb 12, 2018

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

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

Government Publication Date: Feb 20, 2018

FEMA Underground Storage Tank Listing: FEMA UST

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

Government Publication Date: Dec 31, 2017

LIEN on Property: SEMS LIEN

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

Government Publication Date: Aug 13, 2018

Superfund Decision Documents: SUPERFUND ROD

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

Government Publication Date: Aug 13, 2018

State

State Response Sites: RESPONSE

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

Government Publication Date: Jul 18, 2018

EnviroStor Database: ENVIROSTOR

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

Government Publication Date: Jul 18, 2018

Delisted State Response Sites: DELISTED ENVS

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

Government Publication Date: Jul 18, 2018

Solid Waste Information System (SWIS): SWF/LF

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

Government Publication Date: Aug 15, 2018

EnviroStor Hazardous Waste Facilities: HWP

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

Government Publication Date: Aug 23, 2018

Land Disposal Sites: LDS

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

Government Publication Date: Jul 19, 2018

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

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

Government Publication Date: Dec 31, 1995

Leaking Underground Fuel Tank Reports: LUST

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

Government Publication Date: Jul 6, 2018

Delisted Leaking Storage Tanks: DELISTED LST

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

Government Publication Date: Jul 19, 2018

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

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

Government Publication Date: Sep 20, 2006

Permitted Underground Storage Tank (UST) in GeoTracker: UST

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

Government Publication Date: Oct 2, 2018

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

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

Government Publication Date: Jul 19, 2018

Historical Hazardous Substance Storage Information Database: HHSS

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

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks: AST

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

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks: DELISTED TNK

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

Government Publication Date: Oct 2, 2018

California Environmental Reporting System (CERS) Tanks: CERS TANK

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

Government Publication Date: Jul 9, 2018

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

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

Government Publication Date: Jul 18, 2018

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

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

Government Publication Date: Aug 8, 2018

Deed Restrictions and Land Use Restrictions: DEED

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

Government Publication Date: Jul 27, 2018

Voluntary Cleanup Program: VCP

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

Government Publication Date: Jul 18, 2018

GeoTracker Cleanup Sites Data: CLEANUP SITES

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

Government Publication Date: Jul 6, 2018

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

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

Government Publication Date: Jul 9, 2018

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

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

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

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

Government Publication Date: Dec 31, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

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

Government Publication Date: Dec 31, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

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

Government Publication Date: Oct 14, 2017

Delisted Tribal Underground Storage Tanks: DELISTED IUST

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

Government Publication Date: Oct 14, 2017

County

Delisted County Records: DELISTED COUNTY

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

Government Publication Date: Nov 5, 2018

San Bernardino County CUPA List: SANBERN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.

Government Publication Date: Oct 17, 2018

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS

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

Government Publication Date: Apr 17, 2018

Toxics Release Inventory (TRI) Program: TRIS

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

Government Publication Date: Dec 31, 2017

Hazardous Materials Information Reporting System: HMIRS

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

Government Publication Date: May 23, 2018

National Clandestine Drug Labs: NCDL

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

Government Publication Date: Jul 18, 2018

Toxic Substances Control Act: TSCA

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

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

Government Publication Date: Jun 30, 2017

Hist TSCA: HIST TSCA

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

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

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

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

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

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

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

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

Government Publication Date: Aug 13, 2018

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

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

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

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

Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities: DELISTED FED DRY

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

Government Publication Date: May 29, 2018

Formerly Used Defense Sites: FUDS

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

Government Publication Date: Oct 23, 2018

Material Licensing Tracking System (MLTS): MLTS

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

Government Publication Date: Jun 30, 2017

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

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

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

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

Government Publication Date: Jan 30, 2018

Alternative Fueling Stations: ALT FUELS

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

Government Publication Date: Oct 16, 2018

Registered Pesticide Establishments: SSTS

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

Government Publication Date: Mar 1, 2018

Polychlorinated Biphenyl (PCB) Notifiers: PCB

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

Government Publication Date: Sep 14, 2018

State

Drycleaner Facilities: DRYCLEANERS

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

Government Publication Date: Oct 18, 2018

Delisted Drycleaners: DELISTED DRYCLEANERS

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

Government Publication Date: Oct 18, 2018

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

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

Government Publication Date: Feb 28, 2018

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

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

Government Publication Date: Aug 14, 2018

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

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

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

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

Government Publication Date: Oct 2, 2018

School Property Evaluation Program Sites: SCH

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

Government Publication Date: Jul 18, 2018

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

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

Government Publication Date: Jun 19, 2018

Hazardous Waste Manifest Data: HAZNET

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

Government Publication Date: Oct 24, 2016

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

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

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

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

Government Publication Date: Dec 31, 1992

Historical Cortese List: HIST CORTESE

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

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

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

Government Publication Date: Feb 16, 2012

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

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

Government Publication Date: Jul 9, 2018

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

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

Government Publication Date: Jul 9, 2018

Waste Discharge Requirements: WASTE DISCHG

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

Government Publication Date: May 30, 2018

Toxic Pollutant Emissions Facilities: EMISSIONS

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

Government Publication Date: Dec 31, 2016

Clandestine Drug Lab Sites: CDL

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

Government Publication Date: Dec 31, 2017

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Appendix F - SBCFD Records

ENVIRONMENTAL HEALTH SERVICES

☑ 385 North Arrowhead Avenue • San Bernardino, CA 92415-0160 • (714) 387-4646
☐ 320 East "D" Street • Ontario, CA 91764 • (714) 391-7570
☐ 15505 Civic Drive • Victorville, CA 92392 • (619) 243-8141
☐
PLEASE REPLY TO ADDRESS CHECKED

ENVIRONMENTAL
PUBLIC WORKS AGENCY

PAUL F. RYAN, R.S., MPPA
Director

Also serving the cities of:

Adelanto	Montclair
Barstow	Needles
Big Bear Lake	Ontario
Chino	Rancho Cucamonga
Colton	Redlands
Fontana	Rialto
Grand Terrace	San Bernardino
Hesperia	Twentynine Palm.
Highland	Upland
Loma Linda	Victorville

March 16, 1989

BOB BROWN
1364 E. 9TH STREET
UPLAND, CA 91786

SUBJECT: UNDERGROUND STORAGE TANK REMOVAL AT BOB BROWN, FUTURE MARINE, 1364 E. 9TH STREET, UPLAND, CA.

This Department has reviewed the reports submitted November 11, 1988, by Centram Analytical Labs, for the above facility. The results indicate that the amount of contamination is below that which is generally considered a problem and further investigation is not warranted at this time.

It is important to note that this does not constitute a releasing of liability for any remaining contamination or contamination not detected. Should site conditions alter, the Department may require further investigation and remedial action.

Herman R. McKethan
T.L.B.

HERMAN R. McKETHAN, R.E.H.S.
Hazardous Materials Field Services

HRM:tb

cc Ron Ripley - DEHS
Tom Norvell - Environmental Specialist

Board of Supervisors
JOHN MOYNIHAN ... First District
JON D. MEES ... Second District
DOFFIE L. HAMMOCK ... Fifth District
BARBARA GRAM RIORDAN ... Third
LARRY WALKER ... Fourth

Scanned with CamScanner

CENTRUM ANALYTICAL LABORATORIES
CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Enviromental Specialist
621 Cumberland
Upland, CA 91786

Date: 11/22/88
J.N.: 133-002

Project: Bob Brown Future Marine

Date Received: 11/16/88
Date Analyzed: 11/21/88
Samples Rcv'd: 4 soil

==========

LABORATORY RESULTS

==========

METHOD: Total Petroleum Hydrocarbons by Modified EPA 8015

MATRIX: Soil

CONCENTRATION: MG/KG (parts per million)

Sample No.	Gasoline	Diesel
S1	ND	ND
S2	ND	ND
S3	ND	ND
S4	ND	ND

Detection Limit: .3 .5

ND - Not Detected

Respectfully submitted,

CENTRUM ANALYTICAL LABORATORIES

Ida Wallace

Ida Wallace
Laboratory Supervisor

290 TENNESSEE STREET • REDLANDS, CA 92373 • (714) 798-9336

Scanned with CamScanner

	Quantity	Hauler	Method	Destination	PPM
Triple Rinsate:	100 gals	Environ spec	n/a	Signal Hill Ref	N/A
Tanks:				AMR	N/A
Contaminated soil:	n/a	n/a	n/a	n/a	

Manifest #: 87983843 Dry Ice Used (10-15 lb/1000 gal): 150 lbs.

	Tank#	Size	Material held	UL#	Appearance (sound, rusty, etc)
1.	1	4,000	Diesel	none	rusty / diesel
2.	2	4,000	AV Gas	none	" "
3.					
4.					
5.					

	Sample#	Date	Sample description (color/odor)	Location	Depth	Results
1.	1	11/16/88	normal / slight odor	10 ft →		ND
2.	2	11/16/88	" "	see map	10 ft	ND
3.	3	11/16/88	" "	see map	10 ft	ND
4.						
5.						

Taken By: Environmental Specialist / Tom Laboratory: Centrum Analytical Labs, Redlands, Ca. 79

Container: glass jar 1 qt. Refrigeration: 70°F Headspace: none

Splits: none Labels: S.B County labels Seals: with logs

Chain of custody: Centrum Lab via Environmental Specialist EPA Test #s Requested: 8015 8020 & TPH ≥

Gasoline: 8015, 8020, 7420 (Pb); Diesel: 418.1 or 8015

Solvents: 8010; Waste Oil: 418.1 + 7030 (Cd), 7190 (Cr), 7950 (Zn), 7420 (Pb), 7080 (As), 8080 (PCBs)

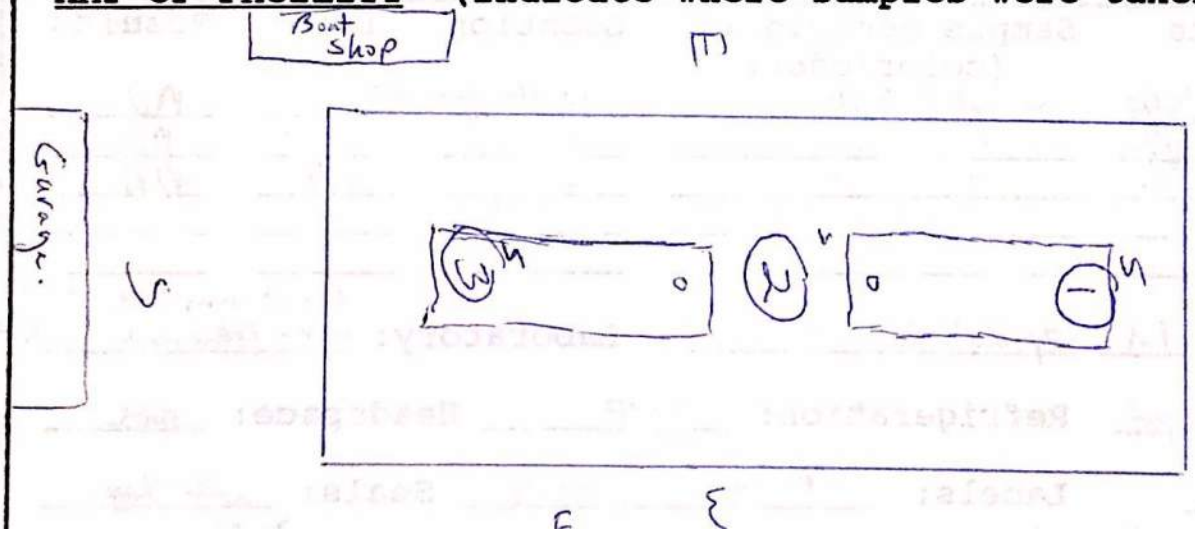
Scanned with CamScanner

Date	Time	Person Contacted

SCAQMD PHONE NUMBERS

(818) 572-6195 (800) 572-6306

MAP OF FACILITY **(indicate where samples were taken)**



Scanned with CamScanner

385 North Arrowhead Avenue, San Bernardino, CA 92415-0160

LOG #111488-05 **JOB CARD No. 1685**

CONSTRUCTION AND/OR ABANDONMENT OF UNDERGROUND STORAGE FACILITY
POST THIS CARD AT JOB SITE

Site Address: BOB BRAUM FURNITURE MARINE
1364 E. 9TH ST., UPLAND

Contractor: ENVIRONMENTAL SPECIALIST

Address/Phone No.: 621 CUMBERLAND, UPLAND / 985-4200

	Inspection Record	Approved By	Date
Inspection	Excavation Clean, Approved Slope		
	Liner in Place, Tight Seams		
	Bedding Materials/Depth		
	Holiday Test, Tanks Set		
	Additional Requirements:		
	Do Not Backfill Until Above Approved		
Inspection	Tank Air Test 5 PSI/30 Minutes		
	Product Lines 75 PSI/30 Minutes		
	Product Line Containment		
	Metal Piping Wrapped		
	Additional Requirements:		
Final	Approved Fill Boxes		
	Concrete or AC Paving 12" Beyond Excavation		
	Leak Detectors Tested, Monitors Installed		
	Lockable Fluid-Tight Access for Monitoring Points		
	Operating Permit Applied for		
	Additional Requirments:		
	Do Not Place In-Service Until Approved		
Tank Abandonment	Tank Removed (x3)	[illegible]	11/16/89
	Soil Samples Taken By:	[illegible]	11/16/89
	Test Boring By:		
	Additional Test Requirements:		
	Final — Approved for Backfill		

Additional Requirements by Local Fire Authority:

To run 8015 ~~and~~ on all 3 samples taken
to run 8020 on all samples if
TPH ≥ 100ppm
Must have lab results within 3 weeks

Final Approved by Local Fire Authority:

Name: Title: Date:

FAILURE TO PROTECT AND MAINTAIN THIS CARD MAY RESULT IN JOB DELAY.
PRESERVE THIS RECORD OF INSPECTIONS.

FOR INSPECTION CALL 48 HOURS IN ADVANCE AT (714) 387-3080

THIS PERMIT EXPIRES 6 MONTHS FROM DATE OF ISSUANCE

DISTRIBUTION: White — DEHS Copy
Yellow — APCD Copy
Green — Owner's Copy

14-16867-631 Rev. 12/87

Scanned with CamScanner

Final	Approved Fill Boxes		
	Concrete or AC Paving 12'' Beyond Excavation		
	Leak Detectors Tested, Monitors Installed		
	Lockable Fluid-Tight Access for Monitoring Points		
	Operating Permit Applied for		
	Additional Requirments:		
	Do Not Place In-Service Until Approved		
Tank Abandonment	Tank Removed (x2)		11/16/0
	Soil Samples Taken By:		11/16/0
	Test Boring By:		
	Additional Test Requirements:		

ents

Scanned with CamScanner

San Bernardino County Department of Environmental Health
385 North Arrowhead, San Bernardino, CA 92415-0160

APPLICATION FOR REMOVAL OF UNDERGROUND STORAGE TANK

FEE:
$ ~~210.00~~ First Tank 250
$ ~~50.00~~ Each Additional Tank 75

Date 11 Nov. 1988

JOB LOCATION

Facility Name or Contact Person: Bob Baum Fortune Marine
Phone No.:
Situs Address: 1364 E. 9th St
City: Upland, CA. 91786
State / Zip Code:

CONTRACTOR

Name: Environmental Specailist
Phone No.: 714-985-4200
Mailing Address: 621 Cumberland
City: Upland CA
State / Zip Code:

OWNER

Name: Bob Baum
Phone No.:
Mailing Address: P.O. Box 697
City: La Verne CA. 91750
State / Zip Code:

TANK DATA

Construction	Size	Contents	U.L. Number
Steel	4,000	Diesel	
Steel	4,000	AV Gas	

Workman's Comp. Carrier and Policy No. Freedman

Scanned with CamScanner

1685

Project Name: Bob Brown Failure Marine

Phone: 985-420

Brown Environmental Specialist

ame

Date/Time Sampled	Sample Type: Soil	Sample Type: Water	Sample Type: Other (Specify)	Site Location	Type of containers	EPA Method 8015 in oil sample	Hazardous sample Special handling	Remarks and observations
11/14/00 1100	✓			North end	glass jars			To be run 8020 & TPH as ≥ 100 ppm
	✓			mid section				
	✓			South end				
	✓			composite of Backfill				

Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
	11/14/00 1100				

Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature)	Date/Time	Remarks
				To be received on ice at ≤ 70°F

Method of Shipment

MCGREGOR, TX-LOCUST GROVE, GA
U.S.A

Scanned with CamScanner

Exhibit C – Limited Phase II Environmental Site Assessment (Phase II ESA)

CONVERSE CONSULTANTS

Limited Phase II Environmental Site Assessment Report

1346 East 9th Street
Upland, California

Converse Project No. 18-41-285-02
January 25, 2019

Prepared For:

Upland 3 Acres, LP
Ridge Crest Real Estate, LLC
1800 South Brand Blvd, Suite 203
Glendale, California 91204

Prepared By:

Converse Consultants
717 S. Myrtle Avenue
Monrovia, California 91016

Converse Consultants
Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

January 25, 2019

Mr. Matt Livingston
Upland 3 Acres, LP
Ridge Crest Real Estate LLC
1800 South Brand, Suite 203
Glendale, California 91204

Subject: **LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT**
1346 East 9th Street
Upland, California
Converse Project No. 18-41-285-02

Matt:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a *Limited Phase II Environmental Site Assessment (Phase II ESA)* that was conducted at the referenced property.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact either John Ziegler at (626) 930-1234 or Michael Van Fleet at (909) 796-0544.

Sincerely,
CONVERSE CONSULTANTS

John Ziegler
Senior Professional

Michael Van Fleet, PG
Senior Geologist

Dist: 1/Addressee via Electronic Mail (PDF Format)

Table of Contents

		Page
1.0	INTRODUCTION	1
2.0	BACKGROUND	2
2.1	Site Description and Features	2
2.1.1	Current Uses of the Site	2
2.1.2	Location and Legal Description	2
2.1.3	Site and Vicinity General Characteristics	2
2.2	Physical Setting	2
2.2.1	Topography	2
2.2.2	Geology	3
2.2.3	Hydrogeology	3
2.3	Site History and Land Use	3
2.4	Adjacent Property Land Use	3
2.5	Summary of Previous Assessment Reports	4
3.0	WORK PERFORMED AND RATIONALE	5
3.1	Scope of Assessment	5
3.1.1	Target Analytes	5
3.1.2	Target Analytes First Entered the Environment	5
3.1.3	Environmental Media and Locations Most Likely to Have the Highest Concentrations of Target Analytes	5
3.2	Utility Clearance	5
3.3	Soil Sample Collection	6
3.4	Soil Vapor Sample Collection	6
3.5	Field Quality Assurance/Quality Control	6
3.6	Chemical Analytical Methods	7
4.0	PRESENTATION AND EVALUATION OF RESULTS	8
4.1	Subsurface Conditions	8
4.2	Analytical Results	8
4.2.1	Soil Samples	8
4.2.2	Soil Vapor Samples	9
4.3	Data Quality Assurance/Quality Control	9

Copyright 2019 Converse Consultants

4.3.1 Hold Times 9
4.3.2 Laboratory Quality Assurance 9
4.3.3 Practical Quantitation Limits (PQL) 9

5.0 INTERPRETATION, CONCLUSIONS & RECOMMENDATIONS 11

5.1 RECs and Potential Release Area(s) 11

5.2 Conceptual Model Validation/Adequacy of Investigations 11

5.3 Absence, Presence, Degree, Extent of Target Analytes 11

5.4 Other Concerns 12
5.4.1 Significant Assumptions 12
5.4.2 Limitations and Exceptions 12
5.4.3 Special Terms and Conditions 12

5.5 Conclusions/Objectives Met 12

5.6 Recommendations 13

6.0 RELIANCE 14

7.0 REFERENCES AND SOURCES OF INFORMATION 16

FIGURES

Figure 1 – Site Location Map
Figure 2 – Sample Location Map

TABLES

Table 1 – Soil Sample Analytical Results – Metals
Table 2 – Soil Sample Analytical Results – Organics
Table 3 – Soil Vapor Samples Analytical Results

APPENDICES

Appendix A – Laboratory Analytical Reports

Copyright 2019 Converse Consultants

1.0 Introduction

This Report presents the results of the Converse Consultants (Converse) *Limited Phase II Environmental Site Assessment* (*ESA*) that was performed at 1346 East 9th Street in the city of Upland, San Bernardino County, California, referred to as the "Site" in this Report. Converse was retained by Upland 3 Acre LP (User), to conduct the limited *Phase II ESA* at the Site. The scope of this *Phase II ESA* was completed in accordance with the proposal dated December 4, 2018.

Converse generally followed the standard practices of the American Society for Testing Materials (ASTM) Designation: E1903-11 *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process* (ASTM, E 1903-11). The purpose of conducting the *Phase II ESA* in accordance with ASTM E1903-11 is to acquire and evaluate information sufficient to achieve the objective(s) set forth in the "Statement of Objectives" developed by the *User* and Converse.

A Phase I ESA, dated December 19, 2018, prepared by Converse had revealed no evidence of recognized environmental conditions (REC) in connection with the Site, however the following environmental concerns were noted:

- The Site conducted Woodworking operations from as early as 1950 until at least 1981.
- The Site was is currently used for auto repair and boat repair operations from as early as 1981. Hazardous materials and chemicals are stored at the Site. Additionally, the Site was formerly equipped with two (2) underground storage tanks (USTs), which were removed and closed in 1989.
- The Site is Currently equipped with a paint spray booth which has not been in use for at least 10 years.

Based on the findings of that assessment, Converse recommended a *Limited Phase II ESA* to evaluate if the former uses of the Site have impacted the Site.

The objectives of this *Limited Phase II ESA* are to:

- Evaluate the potential for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs) and metals in the surface and shallow subsurface soil due to historic use of the Site.
- Identify if potential target analytes are present at concentrations greater than a threshold criteria.

Copyright 2019 Converse Consultants

2.0 Background

Details in the following sections regarding the Site and surrounding areas were obtained from the Converse Phase I ESA Report.

2.1 Site Description and Features

2.1.1 Current Uses of the Site

The Site is owned by Mr. Robert L. Baum, operated as Rode's Way Boats, Inc., a boat and auto repair facility. In addition to Rode's Way Boats, Inc., the Site is also utilized for residential purposes.

2.1.2 Location and Legal Description

The Site is located on the south side of East 9th Street, approximately 0.9 miles north of the 10 Freeway (San Bernardino Freeway). The location of the Site is indicated on **Figure 1**

The Site consists of one (1) parcel and is approximately 1.22 acres. The San Bernardino County Assessor's Parcel Number for the Site is 1046-501-09.

The legal description of the Site is described as the following:

> BOWEN AND BYERS SUB W100 FT E 104 FT LOTS 21 22 AND 23 AND W 108 FT LOT 23 AND W 108 FT S 45 FT LOT 22 EX FLOOD CONTROL AND N 1/2 ST VAC ADJ SLY

2.1.3 Site and Vicinity General Characteristics

The vicinity of the Site is characterized primarily by residential properties. According to the City of Upland, Planning Department, the zoning for the Property is C/I-MU, which is defined as Commercial-Industrial Mixed Use.

2.2 Physical Setting

2.2.1 Topography

The Site is located approximately 1,202 feet above mean sea level with surface topography sloping towards the southwest (United States Geological Survey [USGS] Topographic Map, Guasti, California, 2015).

Copyright 2019 Converse Consultants

2.2.2 Geology

The Site is underlain by marine and non marine (continental) sedimentary rocks of the Pleistocene-Holocene age (Division of Mines and Geology, Geologic Map of California, 2010).

2.2.3 Hydrogeology

According to information obtained from Regional Water Quality Control Board for a site located approximately 0.5 mile east (720 East 9th Street), groundwater in the vicinity of the Site is expected to be encountered at a depth of 540 feet below ground surface (bgs) and generally flows to a southwesterly direction.

The direction of regional groundwater flow is to the south (Chino Basin Watermaster, Spring 2012).

Groundwater was not encountered during our investigation.

2.3 Site History and Land Use

According to historical sources, the Site was undeveloped from as early as 1897 until at least 1950 when the northern portion of the Site was developed with a dwelling and the southern portion was developed as a woodworking garage. By 1981, the Site appeared to be developed with the current structure and occupied by auto/boat repair operations.

2.4 Adjacent Property Land Use

According to historical sources, the Site appeared to be undeveloped from as early as 1897. By 1928, increased residential developments occurred on the adjoining properties to the north and east.

The south adjacent property Site appears undeveloped as early as 1903 to at least 1938. First development appears as early as 1946 with the construction of a cement platform and appears to be fully developed in its current configuration as early as 1977. The Site appears to have been used for the manufacture of concrete products as early as 1946. S The site is currently vacant.

Residential development is noted to the east as early as 1938 and remains residential to this day. The west adjacent property appears as vacant land as early as 1903 and remains vacant today as part of the San Bernardino Flood Control District (SBFCD) property followed by residential development as early as 1966.

Copyright 2019 Converse Consultants

2.5 Summary of Previous Assessment Reports

A draft Phase I ESA dated December 19, 2018 was prepared by Converse. No other reports were provided.

Converse performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site. The assessment revealed no evidence of recognized environmental conditions in connection with the Site. However, the following potential environmental concerns were noted:

- The Site conducted woodworking operations from as early as 1950 until at least1981.
- The Site was is currently used for auto repair and boat repair operations from as early as 1981. Hazardous materials and chemicals are stored at the Site.
- The Site is currently equipped with a paint spray booth which has not been use for at least 10 years.
- The Site was formerly equipped with two (2) underground storage tanks removed in 1989. Closure was granted by the regulatory agency at that time.

It is unknown if the current and former auto repair/boat repair activities have impacted the Site.

Copyright 2019 Converse Consultants

3.0 Work Performed and Rationale

3.1 Scope of Assessment

A conceptual model was developed based on data presented regarding the historic use of the Site and adjoining properties.

3.1.1 Target Analytes

Data obtained during the Converse Phase I ESA indicated that petroleum hydrocarbons, volatile and semi-volatile organic compounds and metals may be present in the soil and soil vapor at the Site.

3.1.2 Target Analytes First Entered the Environment

The data indicates that target analytes would have first entered the environment by application to the surface and near-surface soils.

3.1.3 Environmental Media and Locations Most Likely to Have the Highest Concentrations of Target Analytes

The environmental media most likely to have the highest concentrations of target analytes is soil.

The *Phase II ESA* consisted of the following primary elements:

- A total of 4 borings were completed at the site. See **Figure 2** for boring locations. Soil samples were collected from each location, generally at 2, 5, 10 and 15-feet bgs. Soil vapor samples were generally collected from depths of 5 and 15 feet bgs. However, boring SV-1 was only completed to a depth of 6 feet bgs due to refusal, so samples collected from this locations were limited.
- Shallow soil samples from each location were analyzed discretely for TPH, VOCs, semi-volatile organic compounds (SVOCs), and metals. Soil vapor samples were allayed for VOCs.

3.2 Utility Clearance

Prior to initiating field activities Converse prepared a site-specific Health and Safety Plan. Underground Service Alert (USA) was notified at least 48 hours prior to advancing borings. Prior to advancing each boring, potential locations of nearby underground (UG) utilities and other UG structures were evaluated by field observation.

Copyright 2019 Converse Consultants

3.3 Soil Sample Collection

Borings were completed on December 12, 2018 using a direct-push (Geoprobe) drill rig operated by Interphase Environmental. Soil samples were collected in acetate liners from depths of 2, 5, 10 and 15-feet bgs. The acetate liners, which contained the retrieved soil cores, were cut at the appropriate sample depths. Sub-samples for analysis of volatile compounds were collected in accordance with EPA Method 5035 using Encore sample containers. The sample containers were sealed, labeled, and placed on ice for transport to a California-certified laboratory under chain-of-custody control.

3.4 Soil Vapor Sample Collection

Sample collection and analysis was in general accordance with the Joint DTSC/Los Angles Regional Water Quality Control Board (LARWQCB)/San Francisco Regional Water Quality Control Board Advisory - Active Soil Gas Investigations, July 2015.

Temporary soil vapor probes were installed at depths of 5 and 15 feet bgs. Probes consisted of a ½-inch long stainless steel probe tip attached to ¼-inch diameter nylaflow tubing. 6-inches of sand was initially placed in the bottom of the borehole and then the probe tip was placed in the borehole followed by another 6-inches of sand. 12-inches of granular bentonite was then placed, followed by hydrated bentonite chips up to the next probe interval where the process was repeated. The boreholes were sealed with hydrated bentonite chips up to 2 feet bgs. The sample locations were allowed to equilibrate for a minimum of 2-hours after completion.

Sample lines were purged utilizing a battery operated, low-flow air pump equipped with an in-line rotameter set at less than two hundred milliliters per minute (<200 ml/min). This pump/rotameter assembly was connected to one end of the expendable sample tubing, which leads to the probe tip at the desired sampling depth. The volume of this “sampling train” was determined by calculating the volume of the tubing (5 ml/ft of tubing). The samples were collected by turning on the pump and drawing soil vapor through the “sampling train” at <200 ml/min. Once the desired purge volume is accomplished the sample was collected using either a glass syringe or a 125-milliliter glass bulb.

3.5 Field Quality Assurance/Quality Control

The following are the quality assurance and quality control measures that were taken to evaluate the quality of the data generated:

- Standard Environmental Protection Agency (EPA) sample handling protocol including chain-of-custody control were followed.

Copyright 2019 Converse Consultants

- New dedicated sampling equipment (probes, gloves, acetates sleeves) were used for the collection of samples.
- Non-dedicated sampling equipment (sample barrel) was decontaminated between borings.
- Shut-in tests were completed prior to purging of soil vapor probes to check the fitting for leaks.
- Tracer gas was used to check for leaks during the collection of soil vapor samples.

3.6 Chemical Analytical Methods

The soil samples were submitted to Enviro-Chem in Pomona, California under EPA chain of custody documentation. Eight (8) soil samples collected from the 2 and 5-foot depths were initially analyzed in accordance with the following:

- EPA Method 8015 – Total petroleum hydrocarbons (TPH), carbon chain analysis (C4-C40).
- EPA Method 8260 – Volatile organic Compounds (VOCs)
- EPA Method 8270 – Semi-volatile organic compounds (SVOCs)
- EPA Methods 6010/7471 – Title 22 Metals

Soil samples not initially analyzed were archived by the laboratory pending the results of the initial analyses.

Soil vapor samples from the 5 and15-foot depths were analyzed in accordance with EPA Method 8260 for VOCs.

Copyright 2019 Converse Consultants

4.0 Presentation and Evaluation of Results

4.1 Subsurface Conditions

Soil encountered at location SV-1 consisted of dark brown silty sand, very fine to fine grained with trace gravel, moist. Refusal was encountered at a depth of approximately 6-feet bgs. On January 24, 2019, excavation was conducted at location SV-1 using a backhoe to evaluate the reason for refusal. Excavation was advanced to a depth of approximately 8-feet bgs. The presence of large cobbles and boulders appear to be the reason for refusal.

Soil encountered at locations SV-2 through SV-4 generally consisted of brown to light brown sand, very fine to fine grained, with trace silt and gravel.

Groundwater was not encountered during our investigation.

4.2 Analytical Results

Reported concentrations were compared to screening levels developed by the DTSC and presented in Human Health Risk Assessment (HHRA) Notes 3 and 5, and for compounds not listed in those documents the Regional Screening Levels (RSLs) established by the EPA were used. Tabulated data for the soil and soil vapor samples, along with applicable screening levels, are included in Tables 1, 2 and 3. Analytical reports from the laboratory for the soil and soil vapor samples are provided in **Appendix A.**

4.2.1 Soil Samples

TPH in the gasoline and diesel ranges were reported as non-detect in all of the samples analyzed. TPH in the oil range was reported in one (1) sample (SV4-2) at a concentration of 51.5 milligrams per kilogram (mg/kg). This concentration is less than the screening level of 1,000 mg/kg.

VOC and SVOCs were reported as non-detect in each of the samples analyzed.

Ten metals were reported in the soil samples analyzed. Arsenic, barium, chromium, cobalt, copper, lead, mercury, nickel, vanadium, and zinc were reported. All were reported at concentrations less than there residential screening levels and less than hazardous waste thresholds.

Copyright 2019 Converse Consultants

4.2.2 Soil Vapor Samples

Eight (8) VOCs were reported in the soil vapor sample collected from location S-1 at 5-feet. Naphthalene, tetrachloroethene (PCE), toluene, 1,2,4-trimethylbenzene (1,2,4-TMB), 1,3,5-trimethylbenzene (1,3,5-TMB), n-propylbenzene, m,p-xylenes and o-xylenes were reported. PCE was also reported in samples S4-5, S4-5 DUP and S4-15. The remaining samples reported non-detect for all constituents.

An initial screening level for the compounds reported in the soil vapor was calculated in accordance with the DTSC Vapor Intrusion Guidance (October 2011) (VIG) by applying an attenuation factor to the maximum soil vapor concentration of each compound reported to arrive at an estimated indoor concentration. An attenuation factor of 0.001 (per Table 2 of the VIG) for future residential construction was used. The estimated indoor air concentration was then compared to the appropriate indoor air screening level per HHRA Notes #3 and #5, and/or EPA RSLs.

All samples with the exception of naphthalene were reported at concentrations less than their residential screening levels.

Naphthalene was reported in one sample (SV1-5) at a concentration of 0.1 milligrams per liter (mg/L) (100 micrograms per cubic meter [ug/m^3]). This is slightly greater that the calculated screening level of 83 ug/m^3. For residential land use, but is less than the screening level for commercial land use of 360 ug/m^3. Naphthalene was not reported in the remaining soil vapor samples.

4.3 Data Quality Assurance/Quality Control

4.3.1 Hold Times

All samples were transported to the laboratory under chain-of-custody documentation and were analyzed within the appropriate hold times.

4.3.2 Laboratory Quality Assurance

The laboratory provided data to estimate precision, accuracy, and bias. The laboratory report indicates that the method blanks and matrix spikes met quality assurance objectives. Overall, the presented data are reliable and useable for project decision making. Laboratory Quality Assurance data are included in the analytical reports in **Appendix A**.

4.3.3 Practical Quantitation Limits (PQL)

- The PQL for metals in the soil was 0.3 mg/kg to 5.0 mg/kg.
- The PQL for TPH in the diesel and oil ranges in the soil was 10 mg/kg.

Copyright 2019 Converse Consultants

- The PQL for TPH in the oil range in the soil was 50 mg/kg.
- The PQLs for VOCs in the soil ranged from 0.02 mg/kg to 0.005 mg/kg.
- The PQLs for SVOCs in the soil ranged from 0.5 to mg/kg to 2.5 mg/kg.
- The PQLS for VOCs in the soil gas ranged from 0.02 $\mu g/m^3$ to 5.0 $\mu g/m^3$.

Copyright 2019 Converse Consultants

5.0 Interpretation, Conclusions & Recommendations

5.1 RECs and Potential Release Area(s)

Data obtained during the Converse Phase I ESA indicated that TPH, VOCs, SVOC and metals may be present in the soil at the Site and VOC in the soil vapor due to past uses at the Site.

5.2 Conceptual Model Validation/Adequacy of Investigations

It is our opinion that the field and analytical data validated the conceptual model and the assessment adequately evaluated the identified objectives of the *Phase II ESA*.

5.3 Absence, Presence, Degree, Extent of Target Analytes

Soil

TPH in the gasoline and diesel ranges, VOCs and SVOCs were reported as non-detect in the soil samples analyzed.

TPH in the oil range was reported in one (1) sample at concentration of 51.5 mg/kg, which is less than the screening level of 1,000 mg/kg.

Ten metals were reported in the soil samples analyzed, and all concentration were less than their respective residential screening levels and hazardous waste thresholds.

During the excavation at location SV-1, no stained soil or odors were observed.

Soil Vapor

Eight (8) VOCs were reported in the soil vapor sample collected from location SV1 at 5-feet, and PCE was detected in samples SV4-5, SV4-5 DUP and SV4-15. No VOCs were reported in the remaining samples.

With the exception of naphthalene, all reported VOC concentrations were less than their residential screening levels.

Naphthalene was reported in one (1) sample at a concentration of 100 ug/m^3, which is slightly greater that the residential screening level (83 ug/m^3), but less than the commercial screening level (360 ug/m^3). Naphthalene was not reported in the soil samples analyzed. The reported naphthalene concentration is considered anomalous due to the lack of VOCs reported in the soil sample from

Copyright 2019 Converse Consultants

the same interval (SV1-5), the lack of staining or odors observed in the soil during excavation at location, and the lack of naphthalene reported in any of the other soil vapor samples.

5.4 Other Concerns

5.4.1 Significant Assumptions

No significant assumptions need to be noted in this *Phase II ESA* report.

5.4.2 Limitations and Exceptions

Samples could not be collected from locations one at the 10- and 15-foot depths due to refusal at approximately 6-feet bgs. No other significant limitations or exceptions need to be noted in this *Phase II ESA* report.

5.4.3 Special Terms and Conditions

No special terms or conditions need to be noted in this *Phase II ESA* report.

5.5 Conclusions/Objectives Met

Converse has performed a *Phase II ESA* at the site locates at 1346 East 9th Street in the City of Upland, San Bernardino County, California, in general conformance with the scope and limitations of ASTM, E1903-11 and the following objectives:

- Evaluate the potential for petroleum hydrocarbons, volatile organic compounds and metals in the surface and shallow subsurface soil due to historic use of the Site.
- Identify if potential target analytes are present at concentrations greater than a threshold criteria.

Based upon the results of this assessment, Converse presents the following findings:

- Soil encountered at the Site consisted of brown silty sand, very fine to fine grained with gravel. Cobbles and boulders were also observed in the excavation completed at location SV1.
- TPH in the gasoline and diesel ranges were reported as non-detect. TPH in the oil range was reported in one (1) sample at a concentration of 51.5 mg/kg, which is less than the screening level of 1,000 mg/kg.

Copyright 2019 Converse Consultants

- VOC and SVOCs were reported as non-detect in each of the samples analyzed.
- Ten metals were reported in the soil samples analyzed (arsenic, barium, chromium, cobalt, copper, lead, mercury, nickel, vanadium, and zinc). All were reported at concentrations less than there residential screening levels and less than hazardous waste thresholds.
- Eight (8) VOCs were reported in the soil vapor sample collected from location SV1 at 5-feet; naphthalene, PCE, toluene, 1,2,4-TMB, 1,3,5-TMB, n-propylbenzene, m,p-xylenes and o-xylenes. PCE was also detected in samples SV4-5, SV4-5 DUP and SV4-15. No VOCs were reported in the remaining samples.

  An initial screening for the compounds reported in the soil vapor indicated that all samples with the exception of naphthalene were reported at concentrations less than their residential screening levels. The one (1) reported naphthalene concentration of 100 ug/m^3 is slightly greater than the residential screening level of 83 ug/m^3, but less than the commercial screening level of 360 ug/m^3.

Based upon the information above, Converse concludes the following:

- The Site does not appear to be significantly impacted from historic uses of the Site.
- Concentrations of TPH, VOCs, SVOCs and Metals reported in soil samples are below screening levels for residential land use.
- With the exception of naphthalene, all reported concentrations of VOCs in soil vapor samples were less than their residential screening levels. The one (1) reported concentration of naphthalene which was slightly greater than the residential screening level is considered to be anomalous due to the lack of VOCs reported in the soil sample from the same location, the lack of staining or odors observed in the soil during excavation at that location, and the lack of naphthalene reported in any of the other soil vapor samples.

It is our opinion that the objectives of the Phase II ESA were met, and no additional assessment, is necessary to assess the objectives of the Phase II ESA.

5.6 Recommendations

Based on the findings of this investigation it is our opinion that the objectives of the investigation have been met, and no further action is recommended.

Copyright 2019 Converse Consultants

6.0 Reliance

This report is for the sole benefit and exclusive use of Upland 3 Acre LP, Ridge Crest Real Estate, LLC and affiliated entities, in accordance with the terms and conditions under which these services have been provided. The preparation of this report has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. This report should not be regarded as a guarantee that no further contamination beyond that which could be detected within the scope of this assessment is present at the Site.

This report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Site. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the Site. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation of the Site at the time of the assessment. Also, events may occur after the Site visit, which may result in contamination of the Site. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

Any reliance on this report by Third Parties shall be at the Third Party's sole risk. Should the User wish to identify any additional relying parties not previously identified, a completed Application of Authorization to Use (see following page) must be submitted to Converse Consultants.

Copyright 2019 Converse Consultants

Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

Application for Authorization to Use

TO: Converse Consultants
717 South Myrtle Avenue
Monrovia, California 91016

Project Title & Date: _____

Project Address: _____

FROM: (Please identify name & address of person/entity applying for permission to use the referenced report.)

_____

_____

_____

Applicant _____ hereby applies for permission to use the referenced report in order to:

_____

_____

_____

Applicant wishes or needs to use the referenced report because:

_____

_____

_____

Applicant also understands and agrees that the referenced document is a copyrighted document and shall remain the sole property of Converse Consultants. Unauthorized use or copying of the report is strictly prohibited without the express written permission of Converse Consultants. *Applicant* understands and agrees that Converse Consultants may withhold such permission at its sole discretion, or grant such permission upon agreement to Terms and Conditions, such as the payment of a re-use fee, amongst others.

Applicant Signature: _____

Applicant Name (print): _____

Title: _____

Date: _____

Copyright 2019 Converse Consultants

7.0 References and Sources of Information

Converse Consultants, Phase I Environmental Site Assessment Report, 1343 West 9th Street, Upland, California, December 19, 2018.

DTSC, Human Health Risk Assessment (HHRA) Note #3, DTSC Modified Screening levels (DTSC SLs), June 2018.

DTSC, Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance), October 2011.

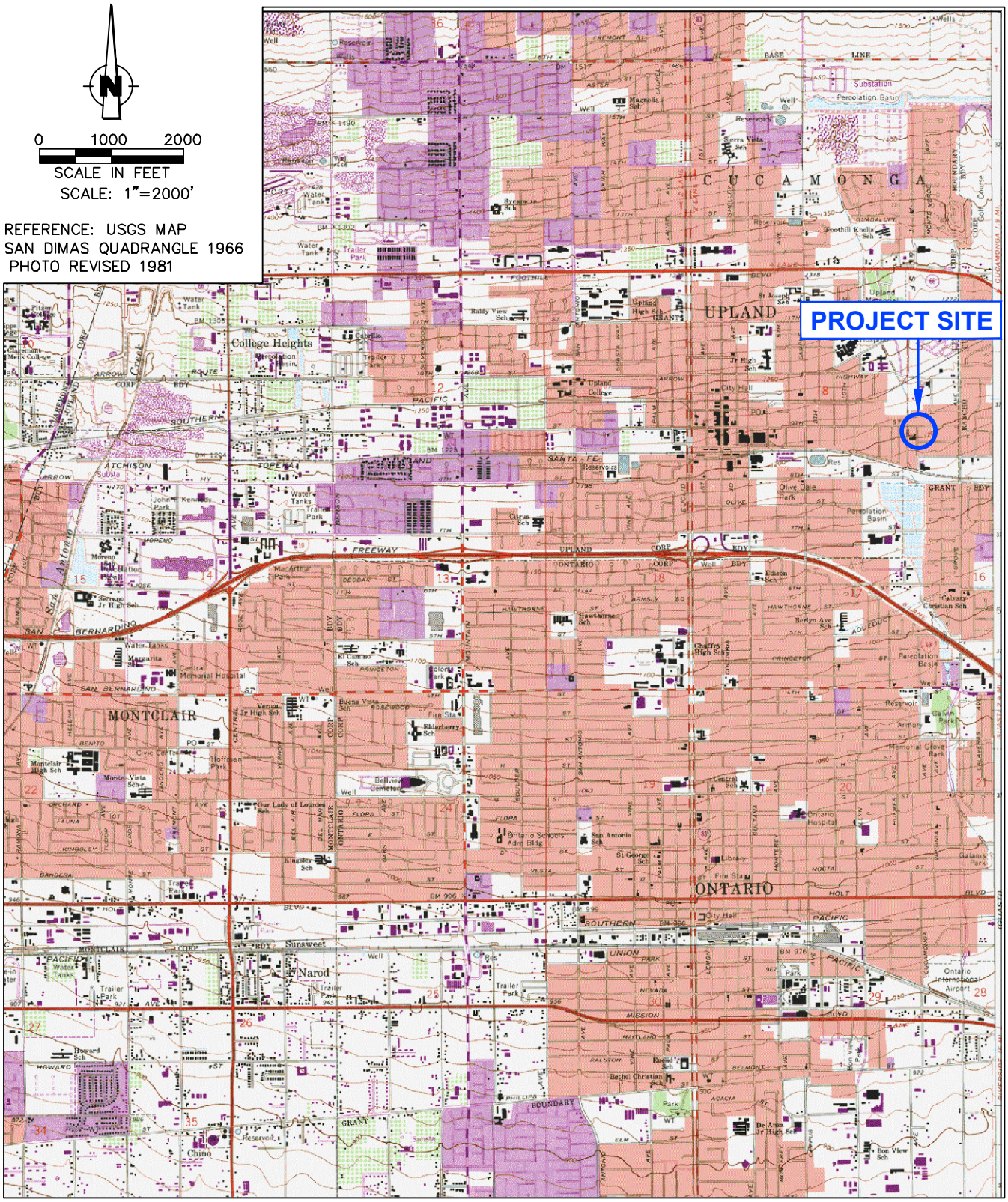
US EPA, Regional Screening Levels (RSLs), November 2018.

Copyright 2019 Converse Consultants

Figures

Figures

Copyright 2019 Converse Consultants



SITE LOCATION MAP

UPLAND 3 ACRE LP
1346 E. 9TH ST.
UPLAND CA

Project No.

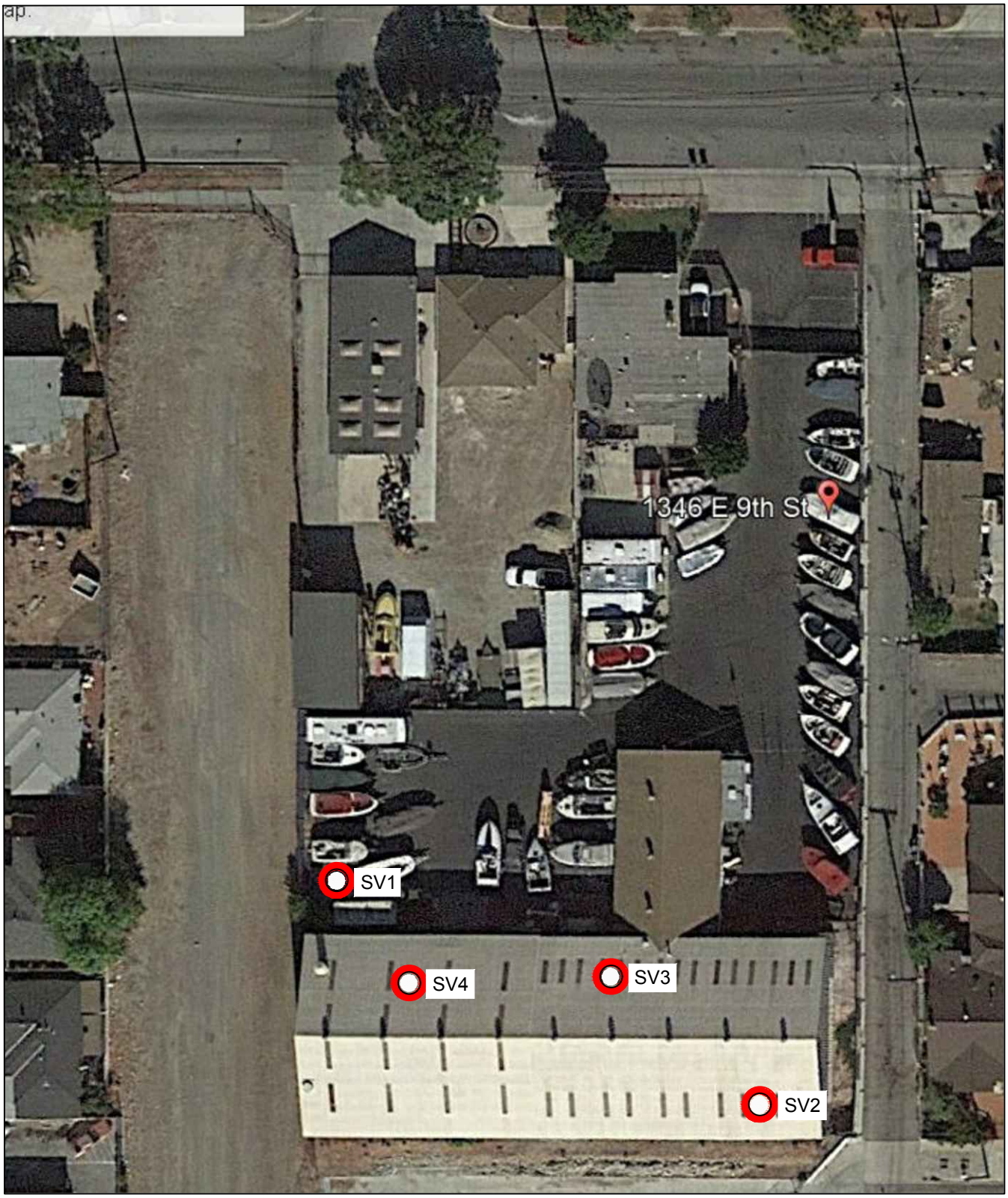
18-41-285-02

Drawing No.

1

Converse Consultants

I:\ACADDRAWINGS\18\41\285\18-41-285-02-SITE_LOCATION_MAP.DWG



SAMPLE LOCATION MAP

UPLAND 3 ACRE LP
1346 E. 9TH ST.
UPLAND CA

Project No.

18-41-285-02

Converse Consultants

Drawing No.

2

I:\ACADDRAWINGS\18\41\285\18-41-285-02-SAMPLE_LOCATION_MAP.DWG

Tables

Tables

Copyright 2019 Converse Consultants

Table 1
Summary of Analytical Results - Metals
1346 East 9th Street
Upland, California

Metal	Depth (feet)	Sample Date	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Mercury	Nickel	Vanadium	Zinc	All Other Metals*
SV1-2	2	12/12/18	**2.61**	**55.1**	**18.4**	**8.93**	**16.8**	**3.16**	**0.019**	**8.75**	**37.1**	**119**	ND
SV1-5	5	12/12/18	**1.43**	**108**	**17.3**	**8.95**	**9.67**	**1.46**	**0.013**	**5.50**	**46.0**	**44.4**	ND
SV2-2	2	12/12/18	**2.68**	**60.6**	**17.3**	**7.80**	**17.9**	**31.3**	**0.021**	**7.77**	**33.1**	**85.9**	ND
SV2-5	5	12/12/18	**2.20**	**52.5**	**19.6**	**9.59**	**15.7**	**3.05**	**0.013**	**8.93**	**39.1**	**48.6**	ND
SV3-2	2	12/12/18	**1.71**	**53.0**	**14.0**	**5.08**	**10.8**	**4.87**	**0.022**	**5.97**	**23.6**	**28.4**	ND
SV3-5	5	12/12/18	**2.42**	**63.4**	**20.8**	**8.55**	**13.9**	**5.44**	**0.300**	**8.20**	**38.3**	**48.5**	ND
SV4-2	2	12/12/18	**2.75**	**60.1**	**23.7**	**10.6**	**12.8**	**2.81**	**0.021**	**11.8**	**34.7**	**51.2**	ND
SV4-5	5	12/12/18	**1.65**	**125**	**21.6**	**8.71**	**9.41**	**1.70**	ND	**4.46**	**51.0**	**47.3**	ND
Sampls > Than ND			8	8	8	8	8	8	7	8	8	8	0
Maximum Concentration			2.75	125	23.7	10.6	17.9	31.3	0.3	11.8	51	119	-
Screening Levels	Residential		12	15,000	36,000	23	3,100	80	1	490	390	23,000	-
	Commercial			225,000	170,000	350	47,000	320	4.4	3,100	1,000	350,000	-
Hazardous Waste Thresholds													
TTLC (mg/kg)			500	10,000	2500	8,000	2,500	1,000	20	2,000	2,400	5,000	-
STLC (mg/L)			5	100		80	25	5	0.2	20	24	250	-

ND Not Detected
TTLC Total Threshold Limit Concentration
STLC Soluble Threshold Limit Concentration
* additional metals not detected in any samples: antimony, beryllium, cadmium, molybdnum, selenium, silver, and thallium
all concentration reported in units of milligrams per kilogram (mg/kg)

Table 2
Summary of Analytical Results - Organics
1346 E. 9th Street, Upland, California

Sample ID	Depth (feet)	Sample Date	TPH gasoline	TPH diesel	TPH oil	VOCs	SVOCs
SV1-2	2	12/12/18	ND	ND	ND	ND	ND
SV1-5	5	12/12/18	ND	ND	ND	ND	ND
SV2-2	2	12/12/18	ND	ND	ND	ND	ND
SV2-5	5	12/12/18	ND	ND	ND	ND	ND
SV3-2	2	12/12/18	ND	ND	ND	ND	ND
SV3-5	5	12/12/18	ND	ND	ND	ND	ND
SV4-2	2	12/12/18	ND	ND	**51.5**	ND	ND
SV4-5	5	12/12/18	ND	ND	ND	ND	ND
PQL			10	10	50	0.005 - 0.02	0.5
MSSL			100	100	1000		

TPH Total Petroleum Hydrocarbons
VOCs Volatile Organic Compounds
SVOCs Sem-Volatile Organic Compounds
ND Not Detected
PQL Practical Quantitation Limit
MSSL Maximum Soil Screening Level
all concentration reported in units of milligrams per kilogram (mg/kg)

Table 3
Summary of Analytical Results - Soil Vapor
1346 E. 9th Street, Upland, California

Sample ID	Depth in feet bgs	Sample Date	Naphthalene	n-propylbenzene	Tetrachloroethene (PCE)	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	m,p-Xylenes	o-Xylene	All Other VOCs
SV1-5	5	12/12/18	**0.10**	**0.15**	**0.13**	**0.15**	**0.19**	**0.17**	**0.34**	**0.18**	ND
SV2-5	5	12/12/18	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV2-15	15	12/12/18	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV3-5	5	12/12/18	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV3-15	15	12/12/18	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV4-5	5	12/12/18	ND	ND	**0.10**	ND	ND	ND	ND	ND	ND
SV4-5DUP	5	12/12/18	ND	ND	**0.09**	ND	ND	ND	ND	ND	ND
SV4-15	15	12/12/18	ND	ND	**0.09**	ND	ND	ND	ND	ND	ND
Maximum Concentration		(ug/L)	**0.10**	**0.15**	**0.13**	**0.15**	**0.19**	**0.17**	**0.34**	**0.18**	-
		(ug/m^3)	**100**	**150**	**130**	**150**	**190**	**170**	**340**	**180**	
Indoor Air Screening Level ug/m^3		Residential	0.083	1,000	0.46	310	7.3	42	100	100	-
		Commercial	0.36	4,400	2.0	1,300	31	180	440	440	-
Attenuation Factor			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-
Calculated Soil Vapor Screening Level ug/m^3		Residential	**83**	**1,000,000**	**460**	**310,000**	**7,300**	**42,000**	**100,000**	**100,000**	-
		Commercial	**360**	**4,400,000**	**2,000**	**1,300,000**	**31,000**	**180,000**	**440,000**	**440,000**	-

ND Not detected
ug/L micrograms per cubic liter
ug/m^3 micrograms per cubic meter
Indoor Air screening level based on DTSC Human Health Risk Assessment (HHRA) Notes 3 and 5, EPA Regional Screening Levels (RSLs)
Attenuation Factor based on existing commercial / future residential construction

Laboratory Analytical Report

Appendix A

Copyright 2019 Converse Consultants

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: December 20, 2018

Mr. John Ziegler
Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

Project: **1364 W. 9th Street, Upland, CA**
Lab I.D.: **181212-52 through -65**

Dear Mr. Ziegler:

The **analytical results** for the soil samples, received by our laboratory on December 12, 2018, are attached. All samples were received chilled, intact and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manager

Andy Wang
Laboratory Manager

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/13/18
DATE ANALYZED: 12/13-14/18
DATE REPORTED: 12/20/18

TOTAL PETROLEUM HYDROCARBONS (TPH) - CARBON CHAIN ANALYSIS
METHOD: EPA 8015B
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C10-C28	C28-C35	DF
SV1-2	181212-52	ND	ND	ND	1
SV1-5	181212-53	ND	ND	ND	1
SV2-2	181212-54	ND	ND	ND	1
SV2-5	181212-55	ND	ND	ND	1
SV3-2	181212-58	ND	ND	ND	1
SV3-5	181212-59	ND	ND	ND	1
SV4-2	181212-62	ND	ND	51.5	1
SV4-5	181212-63	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	PQL	10	10	50	

COMMENTS
C4-C10 = GASOLINE RANGE
C10-C28 = DIESEL RANGE
C28-C35 = MOTOR OIL RANGE
DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8015B QA/QC Report

Date Analyzed: 12/13-14/2018 Units: mg/Kg (ppm)

Matrix: **Soil/Solid/Sludge/Liquid**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **181212-52 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C10~C28 Range	0	200	201	**101%**	203	**102%**	**1%**	**75-125**	**0-20%**

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C10~C28 Range	200	220	**110%**	**75-125**

Analyzed and Reviewed By: _____

Final Reviewer: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Converse Consultants**
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: **1364 W. 9th Street, Upland, CA**
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV1-2**
LAB I.D.: 181212-52

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	2.61	0.3	1	500	5.0	6010B
Barium(Ba)	55.1	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	18.4	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	8.93	1.0	1	8,000	80	6010B
Copper(Cu)	16.8	1.0	1	2,500	25	6010B
Lead(Pb)	3.16	0.5	1	1,000	5.0	6010B
Mercury(Hg)	0.019	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	8.75	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	37.1	5.0	1	2,400	24	6010B
Zinc(Zn)	119	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV1-5**
LAB I.D.: 181212-53

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	1.43	0.3	1	500	5.0	6010B
Barium(Ba)	108	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	17.3	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	8.95	1.0	1	8,000	80	6010B
Copper(Cu)	9.67	1.0	1	2,500	25	6010B
Lead(Pb)	1.46	0.5	1	1,000	5.0	6010B
Mercury(Hg)	0.013	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	5.50	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	46.0	5.0	1	2,400	24	6010B
Zinc(Zn)	44.4	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-2
LAB I.D.: 181212-54

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	2.68	0.3	1	500	5.0	6010B
Barium(Ba)	60.6	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	17.3	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	7.80	1.0	1	8,000	80	6010B
Copper(Cu)	17.9	1.0	1	2,500	25	6010B
Lead(Pb)	31.3	0.5	1	1,000	5.0	6010B
Mercury(Hg)	0.021	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	7.77	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	33.1	5.0	1	2,400	24	6010B
Zinc(Zn)	85.9	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-5
LAB I.D.: 181212-55

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	2.20	0.3	1	500	5.0	6010B
Barium(Ba)	52.5	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	19.6	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	9.59	1.0	1	8,000	80	6010B
Copper(Cu)	15.7	1.0	1	2,500	25	6010B
Lead(Pb)	3.05	0.5	1	1,000	5.0	6010B
Mercury(Hg)	0.013	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	8.93	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	39.1	5.0	1	2,400	24	6010B
Zinc(Zn)	48.6	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-2
LAB I.D.: 181212-58

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	1.71	0.3	1	500	5.0	6010B
Barium(Ba)	53.0	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	14.0	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	5.08	1.0	1	8,000	80	6010B
Copper(Cu)	10.8	1.0	1	2,500	25	6010B
Lead(Pb)	4.87	0.5	1	1,000	5.0	6010B
Mercury(Hg)	0.022	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	5.97	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	23.6	5.0	1	2,400	24	6010B
Zinc(Zn)	28.4	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-5

LAB I.D.: 181212-59

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	2.42	0.3	1	500	5.0	6010B
Barium(Ba)	63.4	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	20.8	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	8.55	1.0	1	8,000	80	6010B
Copper(Cu)	13.9	1.0	1	2,500	25	6010B
Lead(Pb)	5.44	0.5	1	1,000	5.0	6010B
Mercury(Hg)	0.300	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	8.20	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	38.3	5.0	1	2,400	24	6010B
Zinc(Zn)	48.5	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV4-2**
LAB I.D.: 181212-62

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	2.75	0.3	1	500	5.0	6010B
Barium(Ba)	60.1	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	23.7	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	10.6	1.0	1	8,000	80	6010B
Copper(Cu)	12.8	1.0	1	2,500	25	6010B
Lead(Pb)	2.81	0.5	1	1,000	5.0	6010B
Mercury(Hg)	0.021	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	11.8	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	34.7	5.0	1	2,400	24	6010B
Zinc(Zn)	51.2	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Converse Consultants**
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: **1364 W. 9th Street, Upland, CA**
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV4-5**
LAB I.D.: 181212-63

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	1.65	0.3	1	500	5.0	6010B
Barium(Ba)	125	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	21.6	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	8.71	1.0	1	8,000	80	6010B
Copper(Cu)	9.41	1.0	1	2,500	25	6010B
Lead(Pb)	1.70	0.5	1	1,000	5.0	6010B
Mercury(Hg)	ND	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	4.46	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	51.0	5.0	1	2,400	24	6010B
Zinc(Zn)	47.3	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

METHOD BLANK FOR LAB I.D.: 181212-52 THROUGH -55, -58, -59, -62, -63

TOTAL THRESHOLD LIMIT CONCENTRATION ANALYSIS
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

ELEMENT ANALYZED	SAMPLE RESULT	PQL	DF	TTLC LIMIT	STLC LIMIT	EPA METHOD
Antimony(Sb)	ND	1.0	1	500	15	6010B
Arsenic(As)	ND	0.3	1	500	5.0	6010B
Barium(Ba)	ND	5.0	1	10,000	100	6010B
Beryllium(Be)	ND	0.5	1	75	0.75	6010B
Cadmium(Cd)	ND	0.5	1	100	1.0	6010B
Chromium Total(Cr)	ND	0.5	1	2,500	560/5@	6010B
Chromium VI (Cr6)	--	0.2	-	500	5.0	7196A
Cobalt(Co)	ND	1.0	1	8,000	80	6010B
Copper(Cu)	ND	1.0	1	2,500	25	6010B
Lead(Pb)	ND	0.5	1	1,000	5.0	6010B
Mercury(Hg)	ND	0.01	1	20	0.2	7471A
Molybdenum(Mo)	ND	5.0	1	3,500	350	6010B
Nickel(Ni)	ND	2.5	1	2,000	20	6010B
Selenium(Se)	ND	1.0	1	100	1.0	6010B
Silver(Ag)	ND	1.0	1	500	5.0	6010B
Thallium(Tl)	ND	1.0	1	700	7.0	6010B
Vanadium(V)	ND	5.0	1	2,400	24	6010B
Zinc(Zn)	ND	0.5	1	5,000	250	6010B

COMMENTS
DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
@ = Must meet both the STLC Limit at 560 and EPA-TCLP Limit at 5
* = STLC analysis for the metal is recommended (if marked)
** = Additional Analysis required, please call to discuss (if marked)
*** = The concentration exceeds the TTLC Limit, and the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)
-- = Not analyzed/not requested

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 12/14/2018

Unit : mg/Kg(ppm)

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Chromium(Cr)	181212-58	50.0	111	PASS	14.0	50.0	58.2	88%	58.9	90%	2%
Lead(Pb)	181212-58	50.0	109	PASS	4.87	50.0	49.4	89%	48.8	88%	1%
Nickel(Ni)	181212-58	50.0	93	PASS	5.97	50.0	48.5	85%	48.2	84%	1%

ANALYSIS DATE. : 12/14/2018

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	181213-1	0.125	89	PASS	0	0.125	0.109	87%	0.115	92%	6%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Chromium(Cr)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Nickel(Ni)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	**75 ~ 125**	**75 ~ 125**	**85 ~ 115**	**0 ~ 20**

ANALYST: _____

FINAL REVIEWER: _____

*=Fail due to matrix interference

Note:LCS is in control therefore results are in control

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV1-2
LAB I.D.: 181212-52

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV1-2
LAB I.D.: 181212-52

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/13/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV1-5
LAB I.D.: 181212-53

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/13/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV1-5
LAB I.D.: 181212-53

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-2
LAB I.D.: 181212-54

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-2
LAB I.D.: 181212-54

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY: BH
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/13/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-5
LAB I.D.: 181212-55

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/13/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-5
LAB I.D.: 181212-55

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/13/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-2
LAB I.D.: 181212-58

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-2
LAB I.D.: 181212-58

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-5
LAB I.D.: 181212-59

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-5
LAB I.D.: 181212-59

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/13/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV4-2
LAB I.D.: 181212-62

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER
DATE RECEIVED: 12/12/18
DATE ANALYZED: 12/13/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV4-2
LAB I.D.: 181212-62

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV4-5
LAB I.D.: 181212-63

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/13/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV4-5**
LAB I.D.: 181212-63

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/14/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

METHOD BLANK FOR LAB I.D.: 181212-52 THROUGH -55, -58, -59, -62, -63

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA
MATRIX: SOIL
DATE RECEIVED: 12/12/18
DATE SAMPLED: 12/12/18
DATE ANALYZED: 12/14/18
REPORT TO: Mr. JOHN ZIEGLER
DATE REPORTED: 12/20/18

METHOD BLANK FOR LAB I.D.: 181212-52 THROUGH -55, -58, -59, -62, -63

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV1-2** LAB I.D.: 181212-52

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV1-2 LAB I.D.: 181212-52

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV1-5 LAB I.D.: 181212-53

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV1-5**

LAB I.D.: 181212-53

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-2 LAB I.D.: 181212-54

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-2 LAB I.D.: 181212-54

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-5 LAB I.D.: 181212-55

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV2-5 LAB I.D.: 181212-55

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-2

LAB I.D.: 181212-58

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-2

LAB I.D.: 181212-58

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-5

LAB I.D.: 181212-59

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV3-5 LAB I.D.: 181212-59

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV4-2**

LAB I.D.: 181212-62

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV4-2 LAB I.D.: 181212-62

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: SV4-5 LAB I.D.: 181212-63

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

SAMPLE I.D.: **SV4-5** LAB I.D.: 181212-63

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

METHOD BLANK FOR LAB I.D.: 181212-52 THROUGH -55, -58, -59, -62, -63

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
Acenaphthene	ND	0.50
Acenaphthylene	ND	0.50
Anthracene	ND	0.50
Benzo(a)anthracene	ND	0.50
Benzo(b)fluoranthene	ND	0.50
Benzo(a)pyrene	ND	0.50
Benzo(g,h,i)perylene	ND	0.50
Benzo(k)fluoranthene	ND	0.50
Benzoic Acid	ND	2.50
Benzyl Alcohol	ND	0.50
Bis(2-Chloroethoxy)methane	ND	0.50
Bis(2-Chloroethyl)ether	ND	0.50
Bis(2-Chloroisopropyl)ether	ND	0.50
Bis(2-Ethylhexyl)Phthalate	ND	0.50
4-Bromophenyl Phenyl Ether	ND	0.50
Butylbenzylphthalate	ND	0.50
4-Chloro-3-Methylphenol	ND	0.50
4-Chloroaniline	ND	0.50
2-Chloronaphthalene	ND	0.50
2-Chlorophenol	ND	0.50
4-Chlorophenyl Phenyl Ether	ND	0.50
Chrysene	ND	0.50
Di-n-butylphthalate	ND	0.50
Di-n-octylphthalate	ND	0.50
Dibenzo(a,h)anthracene	ND	0.50
Dibenzofuran	ND	0.50
1,2-Dichlorobenzene	ND	0.50
1,3-Dichlorobenzene	ND	0.50
1,4-Dichlorobenzene	ND	0.50
3,3-Dichlorobenzidine	ND	0.50
2,4-Dichlorophenol	ND	0.50
Diethyl Phthalate	ND	0.50
2,4-Dimethylphenol	ND	0.50
Dimethyl Phthalate	ND	0.50

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Converse Consultants
717 S. Myrtle Ave
Monrovia, CA 91016
Tel(626)930-1234 E-Mail: JZiegler@converseconsultants.com

PROJECT: 1364 W. 9th Street, Upland, CA

MATRIX: SOIL
DATE SAMPLED: 12/12/18
REPORT TO: Mr. JOHN ZIEGLER

DATE RECEIVED: 12/12/18
DATE EXTRACTED: 12/14/18
DATE ANALYZED: 12/14/18
DATE REPORTED: 12/20/18

METHOD BLANK FOR LAB I.D.: 181212-52 THROUGH -55, -58, -59, -62, -63

SEMI-VOLATILE ORGANICS, EPA 8270C, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
4,6-Dinitro-2-methylphenol	ND	0.50
2,4-Dinitrophenol	ND	0.50
2,4-Dinitrotoluene	ND	0.50
2,6-Dinitrotoluene	ND	0.50
Fluoranthene	ND	0.50
Fluorene	ND	0.50
Hexachlorobenzene	ND	0.50
Hexachlorobutadiene	ND	0.50
Hexachlorocyclopentadiene	ND	0.50
Hexachloroethane	ND	0.50
Indeno(1,2,3-cd)pyrene	ND	0.50
Isophorone	ND	0.50
2-Methyl Phenol	ND	0.50
3/4-Methyl Phenol	ND	0.50
2-Methylnaphthalene	ND	0.50
N-Nitroso-di-n-dipropylamine	ND	0.50
N-Nitrosodimethylamine	ND	0.50
N-Nitrosodiphenylamine	ND	0.50
Naphthalene	ND	0.50
2-Nitroaniline	ND	0.50
3-Nitroaniline	ND	0.50
4-Nitroaniline	ND	0.50
Nitrobenzene	ND	0.50
2-Nitrophenol	ND	0.50
4-Nitrophenol	ND	0.50
Pentachlorophenol	ND	0.50
Phenanthrene	ND	0.50
Phenol	ND	0.50
Pyrene	ND	0.50
Pyridine	ND	0.50
1,2,4-Trichlorobenzene	ND	0.50
2,4,5-Trichlorophenol	ND	0.50
2,4,6-Trichlorophenol	ND	0.50

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 12/13/2018
Machine: C

Matrix: Solid/Soil/Liquid
Unit: mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)
Spiked Sample Lab I.D.: 181213-22 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.046	92%	0.052	104%	12%	75-125	0-20
Chlorobenzene	0	0.050	0.047	94%	0.052	104%	10%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.043	86%	0.048	96%	10%	75-125	0-20
Toluene	0	0.050	0.049	98%	0.055	110%	12%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.043	86%	0.048	96%	10%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.053	106%	75-125
Chlorobenzene	0.050	0.055	110%	75-125
Chloroform	0.050	0.057	114%	75-125
1,1-Dichlorothene	0.050	0.056	112%	75-125
Ethylbenzene	0.050	0.054	108%	75-125
o-Xylene	0.050	0.052	104%	75-125
m,p-Xylene	0.100	0.108	108%	75-125
Toluene	0.050	0.057	114%	75-125
1,1,1-Trichloroethane	0.050	0.057	114%	75-125
Trichloroethene (TCE)	0.050	0.051	102%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**M-BLK**	**181213-18**	**181213-19**	**181213-20**	**181213-21**	**181213-22**	**181212-52**
Dibromofluoromethane	50.0	70-130	108%	113%	114%	113%	114%	113%	122%
Toluene-d8	50.0	70-130	105%	106%	106%	109%	109%	108%	110%
4-Bromofluorobenzene	50.0	70-130	97%	98%	101%	102%	100%	100%	104%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**181212-53**	**181212-54**	**181212-55**	**181212-58**	**181212-59**	**181212-62**	**181212-63**
Dibromofluoromethane	50.0	70-130	112%	118%	114%	111%	113%	115%	112%
Toluene-d8	50.0	70-130	109%	107%	109%	106%	108%	107%	108%
4-Bromofluorobenzene	50.0	70-130	95%	96%	97%	94%	94%	96%	95%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**181213-14**						
Dibromofluoromethane	50.0	70-130	113%						
Toluene-d8	50.0	70-130	108%						
4-Bromofluorobenzene	50.0	70-130	97%						

** = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.*
S.R. = Sample Results
spk conc = Spike Concentration
MS = Matrix Spike
%RC = Percent Recovery
ACP %RC = Accepted Percent Recovery
MSD = Matrix Spike Duplicate

Analyzed/Reviewed By: PEAN

Final Reviewer: [illegible]

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8270C QA/QC Report

Matrix: **Soil/Solid/Sludge/Oil** Unit: mg/Kg (PPM)

Date Analyzed: 12/14/2018

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **181212-52 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
Phenol	0.0	2.00	2.10	**105%**	1.97	**98%**	**6%**	50-150	0-20
Pyrene	0.0	2.00	2.08	**104%**	2.02	**101%**	**3%**	50-150	0-20

Laboratory Control Spike (LCS):

Analyte	spk conc	LCS	% RC	ACP %RC
Phenol	2.00	1.84	**92%**	75-125
1,4-Dichlorobenzene	2.00	1.96	**98%**	75-125
2,4-Dichlorophenol	2.00	1.85	**93%**	75-125
Hexachlorobutadiene	2.00	1.88	**94%**	75-125
4-Chloro-3-methylphenol	2.00	1.77	**89%**	75-125
Fluoranthene	2.00	1.83	**91%**	75-125

Surrogate Recovery	spk conc	ACP%	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**MB**	**181212-52**	**181212-53**	**181212-54**	**181212-55**	**181212-58**	**181212-59**
2-Fluorophenol	40	25-121	98%	97%	104%	98%	104%	100%	98%
Phenol-d5	40	24-113	95%	95%	103%	96%	102%	99%	98%
Nitrobenzene-d5	40	23-120	93%	94%	102%	95%	101%	97%	94%
2-Fluorobiphenyl	40	30-115	99%	92%	106%	100%	107%	102%	100%
2,4,6-Tribromophenol	40	19-122	65%	75%	88%	76%	83%	83%	83%
Terphenyl-d14	40	18-137	100%	92%	111%	106%	112%	107%	108%

Surrogate Recovery	spk conc	ACP%	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**181212-62**	**181212-63**	**181213-14**	**181213-79**	**181213-80**		
2-Fluorophenol	40	25-121	108%	96%	112%	98%	107%		
Phenol-d5	40	24-113	105%	95%	110%	97%	104%		
Nitrobenzene-d5	40	23-120	102%	92%	108%	96%	101%		
2-Fluorobiphenyl	40	30-115	109%	97%	104%	101%	104%		
2,4,6-Tribromophenol	40	19-122	90%	80%	112%	84%	94%		
Terphenyl-d14	40	18-137	109%	99%	108%	102%	109%		

Surrogate Recovery	spk conc	ACP%	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.									
2-Fluorophenol	40	25-121							
Phenol-d5	40	24-113							
Nitrobenzene-d5	40	23-120							
2-Fluorobiphenyl	40	30-115							
2,4,6-Tribromophenol	40	19-122							
Terphenyl-d14	40	18-137							

** = Surrogate fail due to matrix interference*

Note: ***LCS, MS, MSD are in control therefore results are in control.***

Analyzed and Reviewed By: _____

Final Reviewer: _____

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
X 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	8015M	8260B	8270	6010/7471						Misc. COMMENTS
								Analysis Required									
SV1-2	181212-52	12/12/18	8:00	SOIL	2		Icepacks	X	X	X	X						
-5	-53		8:05			1xpt		X	X	X	X						
SV2-2	-54		8:20			1x5035		X	X	X	X						
-5	-55		8:25					X	X	X	X						
-10	-56		8:30														Hold
-15	-57		8:35														Hold
SV3-2	-58		9:05					X	X	X	X						
-5	-59		9:10					X	X	X	X						
-10	-60		9:15														Hold
-15	-61		9:20														Hold
SV4-2	-62		10:05					X	X	X	X						
-5	-63		10:15					X	X	X	X						
-10	-64		10:20														HOLD
-15	-65		10:25														HOLD

Company Name: Converse Consultants
Address: 717 S. Myrtle Avenue, ~~[illegible]~~
City/State/Zip: Monrovia, CA

Project Contact: John Ziegler
Tel: 626 930-1200
Fax:

Sampler's Signature:
Project Name/ID: 1364 W. 9th Street Upland, CA

Relinquished by:
Relinquished by:
Relinquished by:

Received by:
Received by:
Received by:

Date & Time: 12/12/18 15:00
Date & Time:
Date & Time:

Instructions for Sample Storage After Analysis:
O Dispose of O Return to Client X Store (30 Days)
O Other:

CHAIN OF CUSTODY RECORD

WHITE WITH SAMPLE • YELLOW TO CLIENT

Date: 12/12/18

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng — Ken ZHeng, President 12/17/2018 14:24:03
Laboratory Job No. (Certificate of Analysis No.)	1812-00109
Project Name / No.	1346 E 9th St, Upland, CA 91786
Dates Sampled (from/to)	12/12/18 To 12/12/18
Dates Received (from/to)	12/12/18 To 12/12/18
Dates Reported (from/to)	12/17/18 To 12/17/2018
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

Sample	Analyte	Result	Qual	Units	RL	Sample	Analyte	Result	Qual	Units	RL
SV1-5	1,2,4-Trimethylbenzene	**0.19**		µg/L	0.10	SV1-5	1,3,5-Trimethylbenzene	**0.17**		µg/L	0.10
SV1-5	Naphthalene	**0.10**		µg/L	0.050	SV1-5	Tetrachloroethene	**0.13**		µg/L	0.10
SV1-5	Toluene	**0.15**		µg/L	0.10	SV1-5	m,p-Xylenes	**0.34**		µg/L	0.20
SV1-5	n-Propylbenzene	**0.15**		µg/L	0.10	SV1-5	o-Xylene	**0.18**		µg/L	0.10
SV4-5	Tetrachloroethene	**0.10**		µg/L	0.10	SV4-15	Tetrachloroethene	***0.090***	J	µg/L	0.10
SV4-5DUP	Tetrachloroethene	***0.090***	J	µg/L	0.10						

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 001 **SV1-5** Date & Time Sampled: 12/12/18 @ 7:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	10:48	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	10:48	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	10:48	AL
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	10:48	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	10:48	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	10:48	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	10:48	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	10:48	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 001 **SV1-5** Date & Time Sampled: 12/12/18 @ 7:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	10:48	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	10:48	AL
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	10:48	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Naphthalene	**0.10**		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	10:48	AL
n-Propylbenzene	**0.15**		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Tetrachloroethene	**0.13**		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Toluene	**0.15**		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 001 **SV1-5**						Date & Time Sampled:		12/12/18	@	7:30
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	10:48	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,2,4-Trimethylbenzene	**0.19**		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
1,3,5-Trimethylbenzene	**0.17**		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	10:48	AL
m,p-Xylenes	**0.34**		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	10:48	AL
o-Xylene	**0.18**		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	10:48	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	10:48	AL
[VOC Surrogates]										
Dibromofluoromethane	119		%REC	EPA 8260B			70-130	12/12/18	10:48	AL
Toluene-D8	104		%REC	EPA 8260B			70-130	12/12/18	10:48	AL
Bromofluorobenzene	102		%REC	EPA 8260B			70-130	12/12/18	10:48	AL
Sample: 002 **SV2-5**						Date & Time Sampled:		12/12/18	@	11:00
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:13	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	11:13	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:13	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 002 **SV2-5** Date & Time Sampled: 12/12/18 @ 11:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:13	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:13	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	11:13	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	11:13	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	11:13	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 002 **SV2-5** Date & Time Sampled: 12/12/18 @ 11:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:13	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	11:13	AL
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:13	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	11:13	AL
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Tetrachloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	11:13	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	11:13	AL
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	11:13	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 002 **SV2-5**						Date & Time Sampled:		12/12/18	@	11:00
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:13	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:13	AL
[VOC Surrogates]										
Dibromofluoromethane	115		%REC	EPA 8260B			70-130	12/12/18	11:13	AL
Toluene-D8	105		%REC	EPA 8260B			70-130	12/12/18	11:13	AL
Bromofluorobenzene	99		%REC	EPA 8260B			70-130	12/12/18	11:13	AL
Sample: 003 **SV2-15**						Date & Time Sampled:		12/12/18	@	11:30
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:38	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	11:38	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:38	AL
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:38	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:38	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	11:38	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 003 **SV2-15** Date & Time Sampled: 12/12/18 @ 11:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	11:38	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	11:38	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:38	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	11:38	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 003 **SV2-15** Date & Time Sampled: 12/12/18 @ 11:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:38	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	11:38	AL
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Tetrachloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	11:38	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	11:38	AL
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	11:38	AL
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	11:38	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	11:38	AL
[VOC Surrogates]										
Dibromofluoromethane	118		%REC	EPA 8260B			70-130	12/12/18	11:38	AL
Toluene-D8	105		%REC	EPA 8260B			70-130	12/12/18	11:38	AL
Bromofluorobenzene	100		%REC	EPA 8260B			70-130	12/12/18	11:38	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 004 **SV3-5** Date & Time Sampled: 12/12/18 @ 12:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:05	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	12:05	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:05	AL
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:05	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:05	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	12:05	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	12:05	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	12:05	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 004 **SV3-5** Date & Time Sampled: 12/12/18 @ 12:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:05	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	12:05	AL
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:05	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	12:05	AL
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Tetrachloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 004 **SV3-5**						Date & Time Sampled:		12/12/18	@	12:00
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	12:05	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	12:05	AL
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	12:05	AL
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:05	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:05	AL
[VOC Surrogates]										
Dibromofluoromethane	116		%REC	EPA 8260B			70-130	12/12/18	12:05	AL
Toluene-D8	106		%REC	EPA 8260B			70-130	12/12/18	12:05	AL
Bromofluorobenzene	99		%REC	EPA 8260B			70-130	12/12/18	12:05	AL
Sample: 005 **SV3-15**						Date & Time Sampled:		12/12/18	@	12:30
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:34	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	12:34	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:34	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 005 **SV3-15** Date & Time Sampled: 12/12/18 @ 12:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:34	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:34	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	12:34	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	12:34	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	12:34	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 005 **SV3-15** Date & Time Sampled: 12/12/18 @ 12:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:34	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	12:34	AL
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:34	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	12:34	AL
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Tetrachloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	12:34	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	12:34	AL
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	12:34	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 005 **SV3-15**						Date & Time Sampled:		12/12/18	@	12:30
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	12:34	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	12:34	AL
[VOC Surrogates]										
Dibromofluoromethane	115		%REC	EPA 8260B			70-130	12/12/18	12:34	AL
Toluene-D8	106		%REC	EPA 8260B			70-130	12/12/18	12:34	AL
Bromofluorobenzene	101		%REC	EPA 8260B			70-130	12/12/18	12:34	AL
Sample: 006 **SV4-5**						Date & Time Sampled:		12/12/18	@	13:00
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:05	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	1:05	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:05	AL
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:05	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:05	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	1:05	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 006 **SV4-5** Date & Time Sampled: 12/12/18 @ 13:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	1:05	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	1:05	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:05	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	1:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 006 **SV4-5** Date & Time Sampled: 12/12/18 @ 13:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:05	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	1:05	AL
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Tetrachloroethene	**0.10**		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	1:05	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	1:05	AL
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	1:05	AL
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:05	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:05	AL
[VOC Surrogates]										
Dibromofluoromethane	116		%REC	EPA 8260B			70-130	12/12/18	1:05	AL
Toluene-D8	105		%REC	EPA 8260B			70-130	12/12/18	1:05	AL
Bromofluorobenzene	99		%REC	EPA 8260B			70-130	12/12/18	1:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 007 **SV4-15** Date & Time Sampled: 12/12/18 @ 13:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:37	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	1:37	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:37	AL
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:37	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:37	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	1:37	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	1:37	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	1:37	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 007 **SV4-15** Date & Time Sampled: 12/12/18 @ 13:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:37	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	1:37	AL
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:37	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	1:37	AL
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Tetrachloroethene	***0.090***	J	µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 007 **SV4-15**						Date & Time Sampled:		12/12/18	@	13:30
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	1:37	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	1:37	AL
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	1:37	AL
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	1:37	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	1:37	AL
[VOC Surrogates]										
Dibromofluoromethane	116		%REC	EPA 8260B			70-130	12/12/18	1:37	AL
Toluene-D8	106		%REC	EPA 8260B			70-130	12/12/18	1:37	AL
Bromofluorobenzene	101		%REC	EPA 8260B			70-130	12/12/18	1:37	AL
Sample: 008 **SV4-5DUP**						Date & Time Sampled:		12/12/18	@	14:00
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	2:05	AL
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Benzene	<0.036		µg/L	EPA 8260B	1.0	0.0360	0.050	12/12/18	2:05	AL
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	2:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 008 **SV4-5DUP** Date & Time Sampled: 12/12/18 @ 14:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	2:05	AL
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	2:05	AL
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	12/12/18	2:05	AL
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	2:05	AL
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	2:05	AL
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Sample: 008 **SV4-5DUP** Date & Time Sampled: 12/12/18 @ 14:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	2:05	AL
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	12/12/18	2:05	AL
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	2:05	AL
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	12/12/18	2:05	AL
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Tetrachloroethene	***0.090***	J	µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	12/12/18	2:05	AL
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	12/12/18	2:05	AL
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	12/12/18	2:05	AL

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

1812-00109

INTERPHASE
ROSE WILLIAMS
6200 PEACHTREE STREET
LOS ANGELES, CA 90040

Date Reported	12/17/18
Date Received	12/12/18
Invoice No.	84253
Cust #	1567
Permit Number	
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 008 **SV4-5DUP**						Date & Time Sampled:		12/12/18	@ 14:00	
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	12/12/18	2:05	AL
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	12/12/18	2:05	AL
[VOC Surrogates]										
Dibromofluoromethane	116		%REC	EPA 8260B			70-130	12/12/18	2:05	AL
Toluene-D8	106		%REC	EPA 8260B			70-130	12/12/18	2:05	AL
Bromofluorobenzene	100		%REC	EPA 8260B			70-130	12/12/18	2:05	AL

Respectfully Submitted: Ken Zheng

Ken Zheng - President

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

The data and information on this, and other accompanying documents, represent only the sample(s) analyzed and is rendered upon condition that it is not to be reproduced, wholly or in part, for advertising or other purposes without approval from the laboratory.
USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTAIRO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

1812-00109

INTERPHASE
LOS ANGELES, CA 90040

Date Reported	**12/17/2018**
Date Received	**12/12/2018**
Date Sampled	**12/12/2018**
Invoice No.	**84253**
Customer #	**1567**
Customer P.O.	

Project: 1346 E 9th St, Upland, CA 91786

Method # **EPA 8260B**

QC Reference # 78156 **Date Analyzed:** 12/12/2018 **Technician:** AL

Samples 001 002 003 004 005 006 007 008

Results

	LCS %REC	BLKSRR% REC
1,1-Dichloroethene	82	
Benzene	93	
Bromofluorobenzene		94
Chlorobenzene	88	
Dibromofluoromethan		99
Toluene	92	
Toluene-D8		99
Trichloroethene	86	

Control Ranges

LCS %REC	BLKSRR%REC
70 - 130	
70 - 130	
	50 - 150
70 - 130	
	50 - 150
70 - 130	
	50 - 150
70 - 130	

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTAIRO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

1812-00109

INTERPHASE

Date Reported	**12/17/2018**
Date Received	**12/12/2018**
Date Sampled	**12/12/2018**

Project: 1346 E 9th St, Upland, CA 91786

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL
78156	Acetone	<0.50		µg/L	0.50
	t-Amyl Methyl Ether (TAME)	<0.050		µg/L	0.050
	Benzene	<0.036		µg/L	0.036
	Bromobenzene	<0.050		µg/L	0.050
	Bromochloromethane	<0.050		µg/L	0.050
	Bromodichloromethane	<0.050		µg/L	0.050
	Bromoform	<0.050		µg/L	0.050
	Bromomethane	<0.050		µg/L	0.050
	t-Butanol (TBA)	<0.50		µg/L	0.50
	2-Butanone (MEK)	<0.50		µg/L	0.50
	n-Butylbenzene	<0.050		µg/L	0.050
	sec-Butylbenzene	<0.050		µg/L	0.050
	tert-Butylbenzene	<0.050		µg/L	0.050
	Carbon Disulfide	<0.50		µg/L	0.50
	Carbon Tetrachloride	<0.025		µg/L	0.025
	Chlorobenzene	<0.050		µg/L	0.050
	Chloroethane	<0.050		µg/L	0.050
	Chloroform	<0.050		µg/L	0.050
	Chloromethane	<0.050		µg/L	0.050
	2-Chlorotoluene	<0.050		µg/L	0.050
	4-Chlorotoluene	<0.050		µg/L	0.050
	Dibromochloromethane	<0.050		µg/L	0.050
	1,2-Dibromoethane (EDB)	<0.020		µg/L	0.020
	1,2-Dibromo-3-Chloropropane	<0.020		µg/L	0.020
	Dibromomethane	<0.050		µg/L	0.050
	1,2-Dichlorobenzene	<0.050		µg/L	0.050
	1,3-Dichlorobenzene	<0.050		µg/L	0.050
	1,4-Dichlorobenzene	<0.050		µg/L	0.050
	Dichlorodifluoromethane	<0.050		µg/L	0.050
	1,1-Dichloroethane	<0.050		µg/L	0.050
	1,2-Dichloroethane	<0.050		µg/L	0.050
	1,1-Dichloroethene	<0.050		µg/L	0.050
	cis-1,2-Dichloroethene	<0.050		µg/L	0.050
	trans-1,2-Dichloroethene	<0.050		µg/L	0.050
	1,2-Dichloropropane	<0.050		µg/L	0.050
	1,3-Dichloropropane	<0.050		µg/L	0.050
	2,2-Dichloropropane	<0.050		µg/L	0.050
	1,1-Dichloropropene	<0.050		µg/L	0.050
	cis-1,3-Dichloropropene	<0.050		µg/L	0.050
	trans-1,3-Dichloropropene	<0.050		µg/L	0.050
	Diisopropyl Ether (DiPE)	<0.050		µg/L	0.050
	Ethylbenzene	<0.050		µg/L	0.050
	Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	0.050
	Hexachlorobutadiene	<0.050		µg/L	0.050
	2-Hexanone	<0.50		µg/L	0.50

Ref	Test Name	Result	Qualif	Units	MDL
	Isopropylbenzene	<0.050		µg/L	0.050
	4-Isopropyltoluene	<0.050		µg/L	0.050
	Methylene Chloride	<0.05		µg/L	0.05
	4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	0.50
	Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	0.050
	Naphthalene	<0.032		µg/L	0.032
	n-Propylbenzene	<0.050		µg/L	0.050
	Styrene	<0.050		µg/L	0.050
	1,1,1,2-Tetrachloroethane	<0.050		µg/L	0.050
	1,1,2,2-Tetrachloroethane	<0.05		µg/L	0.05
	Tetrachloroethene	<0.050		µg/L	0.050
	Toluene	<0.050		µg/L	0.050
	1,2,3-Trichlorobenzene	<0.050		µg/L	0.050
	1,2,4-Trichlorobenzene	<0.050		µg/L	0.050
	1,1,1-Trichloroethane	<0.050		µg/L	0.050
	1,1,2-Trichloroethane	<0.050		µg/L	0.050
	Trichloroethene	<0.050		µg/L	0.050
	1,2,3-Trichloropropane	<0.020		µg/L	0.020
	Trichlorofluoromethane	<0.050		µg/L	0.050
	Trichlorotrifluoroethane	<0.050		µg/L	0.050
	1,2,4-Trimethylbenzene	<0.050		µg/L	0.050
	1,3,5-Trimethylbenzene	<0.050		µg/L	0.050
	Vinyl Chloride	<0.008		µg/L	0.008
	m,p-Xylenes	<0.10		µg/L	0.10
	o-Xylene	<0.050		µg/L	0.050
	Isopropanol (IPA)	<0.50		µg/L	0.50

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTAIRO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

QUALITY CONTROL DATA REPORT

1812-00109

INTERPHASE

Date Reported	**12/17/2018**
Date Received	**12/12/2018**
Date Sampled	**12/12/2018**

Project: 1346 E 9th St, Upland, CA 91786

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

ARL
A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
Tel: 951-779-0310 / 909-781-6335 Fax: 951-779-0344
E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 1812-109

Client Name: Interphase
E-mail:
Address: 6200 Peachtree St. Los Angeles, CA 90040
Report Attention:
Phone #:
Fax: #:
Sampled By:
Project No./ Name: Rose W.
Project Site: 1346 E. 9th St. Upland, CA 91786

☐ Chilled
☐ Intact
☐ Seal

Turn Around Time Requested
☐ Rush 8 12 24 48 Hours
☐ Normal
Mobile

Analyses Requested

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli						Remarks
-1	SV1-5	12/12/18	10:30	Air		250ml G	X														3PV
-2	SV2-5	12/12/18	11:00				X														
-3	SV2-15	12/12/18	11:30				X														
-4	SV3-5	12/12/18	12:00				X														
5	SV3-15	12/12/18	12:30				X														
6	SV4-5	12/12/18	13:00				X														
7	SV4-15	12/12/18	13:30				X														
8	SV4-5 DUP	12/12/18	14:00				X														
9		12/12/18					X														
10		12/12/18					X														
11		12/12/18					X														
12		12/12/18					X														
13		12/12/18					X														

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	Converse	12/12/18	14:40	[signature]	A&R	12/12/18	14:40
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO_3, SH=NaOH, ST=$Na_2S_2O_3$, HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

Exhibit D – Traffic Impact Analysis (TIA)

TRAMES SOLUTIONS INC.

4225 Oceanside Blvd. 354H
Oceanside CA 2 56
76 2 1 - 14

September 24, 2019

Mr. Matt Livingston
Ridge Crest Real Estate, LLC
RC Homes, Inc.
1800 S. Brand Blvd.; Suite 203
Glendale, CA 91204

Subject: Upland 3 Acres Trip Generation Study (0230-0003)

Dear Mr. Livingston:

Trames Solutions Inc. is pleased to submit the following Trip Generation study for the proposed Upland 3 Acres project. The study consists of estimating the number of peak hour and daily trips generated by the proposed project. It is our understanding that the project consists of a 52 unit condominium project and an additional 26 unit project. The project is located at 1337 Bowen St. in the City of Upland.

INTRODUCTION

The proposed project consists of developing a 52 unit condominium project and an additional 26 unit project for a total of 78 units. The site is currently vacant and does not currently generate a substantial amount of trips. The site plan is provided as Attachment A.

ANALYSIS

Traffic generated by the proposed condominium can be determined based on the Institute of Transportation Engineers (ITE), Trip Generation handbook (10th edition). This publication contains trip rates based on studies conducted for similar uses. These trip rates can be applied to the number of dwelling units in order to determine the approximate number of trips to/from the site.

By applying the ITE trip rate to the 78 condominium units, a total daily trip generation of 571 trips per day has been estimated for the proposed project. Approximately 36 trip ends are expected to occur in the AM peak hour and 43 trip ends are expected in the PM peak hours. The peak hours are defined as a one hour consecutive timeframe between the AM period (7 AM-9 AM) and the PM period (4 PM- 6 PM). Table 1 summarizes the trip rates and Table 2 provides the trip generation estimates for the project.

CONCLUSION

The proposed project is not expected to generate a large number of trips on a daily or peak hour basis. Since the project is anticipated to generate fewer than 50 trips during the peak hours, it is unlikely that a significant traffic impact would occur on an adjacent intersection.

If you have any questions, please contact me directly at (949) 244-2436.

Respectfully submitted,

Trames Solutions Inc.

Scott Sato, P.E.

Vice President

TABLE 1

TRIP GENERATION RATES[1]

LAND USE	ITE CODE	QUANTITY	UNITS[2]	PEAK HOUR TRIP RATES						DAILY
				AM			PM			
				IN	OUT	TOTAL	IN	OUT	TOTAL	
Multifamily Housing (Low Rise)	220	78	DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32

[1] Source: ITE (Institute of Transportation Engineers) Trip Generation Manual, 10th Edition, 2017.

[2] DU=Dwelling Units

TABLE 2

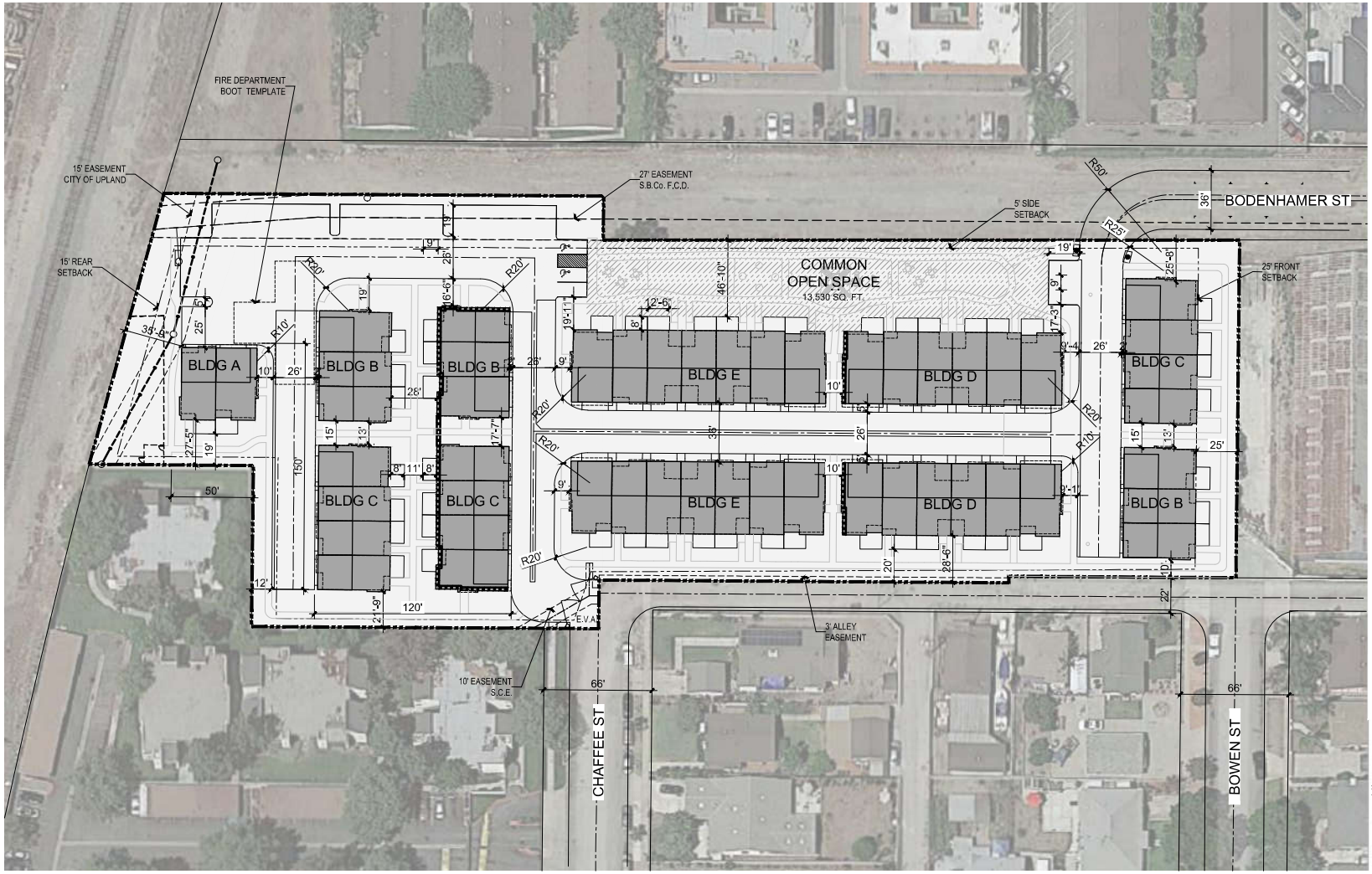
TRIP GENERATION SUMMARY

LAND USE	QUANTITY	UNITS[1]	PEAK HOUR						DAILY
			AM			PM			
			IN	OUT	TOTAL	IN	OUT	TOTAL	
Multifamily Housing (Low Rise)	78	DU	9	27	36	27	16	43	571
Total			9	27	36	27	16	43	571

[1] DU = Dwelling Units

ATTACHMENT A

SITE PLAN



PROJECT SUMMARY

PROPOSED ZONE	RM-20
PROJECT AREA	3.41 AC
TOTAL UNITS	49 DUs
DENSITY	14.4 DU/AC
BUILDING HEIGHTS	2 STORY
LOT COVERAGE	49,000 SF, 33%

SETBACKS

FRONT (NORTH)	25'
SIDE (EAST & WEST)	5'
REAR (SOUTH)	15'
BUILDING SEPARATION (FRONT)	28'
BUILDING SEPARATION (SIDE)	10'

OPEN SPACE PROVIDED

PRIVATE (8' MIN. DIMENSION)	100 SF/UNIT MIN.
COMMON (25' MIN. DIMENSION)	13,530 sf. @ 276 SF/UNIT

PARKING REQUIRED

2 BEDROOM UNITS: 10 X 2 =	20 SPACES
3 BEDROOM UNITS: 39 X 2.5 =	98 SPACES
GUEST PARKING: 49 X .25 =	12 SPACES
TOTAL PARKING REQUIRED	130 SPACES

PARKING PROVIDED

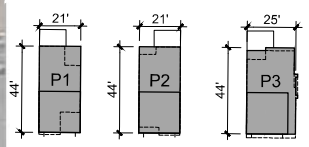
GARAGE PARKING (10' x 20')	98 SPACES
OPEN PARKING (9' x 19')	32 (2 ADA)
TOTAL PARKING PROVIDED	130 SPACES

DRIVE AISLE WIDTHS

WITH 90 DEGREE PARKING	26'
ALLEYS	26'
DRIVEWAY APRONS	2' MIN., 5' MAX.

UNIT MIX

P1 - 2 BED, 2 BATH, 1172 SF	10 UNITS
P2 - 3 BED/2.5 BATH,1306 SF	24 UNITS
P3 - 3 BED/2.5 BATH, 1567 SF	15 UNITS



Scale 0 15 30 60

SAGE @ NINTH STREET

CONCEPTUAL SITE PLAN

A1.0

UPLAND, CA

KTGY # 140908 05.04.2016

Ridge Crest Real Estate
353 East Angeleno Avenue, Suite A
Burbank, CA 91502
323-450-2311

KTGY Group, Inc.
Architecture+Planning
12555 West Jefferson Blvd.,
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

PROJECT SUMMARY

PROPOSED ZONE	RM-20
PROJECT AREA	1.6 AC
TOTAL UNITS	26 DUs
DENSITY	16.3 DU/AC
BUILDING HEIGHTS	2 STORY

PROPOSED SETBACKS

FRONT (NORTH)	20'
SIDE (EAST)	19'
SIDE (WEST)	5'
REAR (SOUTH)	32'
BUILDING SEPARATION	15'

OPEN SPACE PROVIDED

PRIVATE OPEN SPACE (100 SF/UNIT MIN., 8' MIN. DIM.)	4,400 SF @ 169/UNIT
COMMON OPEN SPACE (250 SF/UNIT MIN., 25' MIN. DIM.)	6,800 SF @ 261/UNIT

PARKING REQUIRED

2 BEDROOM UNITS: 8 X 2 =	16 SPACES
3 BEDROOM UNITS: 18 X 2.5 =	45 SPACES
GUEST PARKING: 26 X .25 =	7 SPACES
TOTAL PARKING REQUIRED	68 SPACES

PARKING PROVIDED

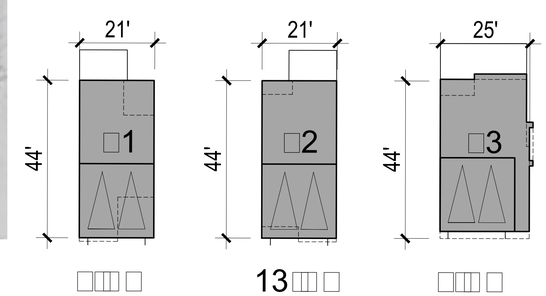
GARAGE PARKING (10' x 20')	52 SPACES
SECURE OPEN PARKING (9' x 19')	9 (1 ADA) SPACES
ON-STREET BODENHAMER (8' X 22')	7 SPACES
TOTAL PARKING PROVIDED	68 SPACES

DRIVE AISLE WIDTHS

WITH 90 DEGREE PARKING	26' AISLE + 19' PKG
ALLEYS	26' + 3' TO 6' APRON

UNIT MIX

P1 - 2 BED, 2 BATH, 1154 SF	8 UNITS
P2 - 3 BED, 2.5 BATH, 1285 SF	13 UNITS
P3 - 3 BED, 2.5 BATH, 1561 SF	5 UNITS



13

SAGE @ NINTH STREET

ktgy Architecture + Planning

SAGE AT NINTH PHASE II

S1

Exhibit E – Noise Impact Analysis

NOISE IMPACT ANALYSIS

SAGE AT NINTH PHASE 2 – 26 UNIT RESIDENTIAL PROJECT

CITY OF UPLAND, CALIFORNIA

Prepared for:

Matt Livingston
Ridge Crest Real Estate. LLC
R. C. Homes, Inc.
1800 S. Brand Blvd., Suite 203
Glendale, CA 91204

Date:

October 8, 2019

Project No.: P19-040 N

BACKGROUND

A Noise analysis was originally prepared in 2018 for a 52-unit condominium project. A Phase II, comprised of an additional 26 units located slightly north of the original development is proposed. This analysis updates the original noise study.

NOISE COMPATIBILITY GUIDELINES

The Noise Element of the City of Upland General Plan establishes noise quality standards for land use categories based on the State of California Office of Noise Control land use compatibility recommendations. Table 1 shows the community noise exposure recommended in the City of Upland General Plan Noise Element. The City of Upland guidelines recommend an exterior noise exposure of 65 dB CNEL as normally acceptable for multifamily use.

Table 1

Land Use Compatibility Guidelines

Land Use Type	Highest Level of Noise Exposure that is Regarded as "Normally Acceptable" (Ldn of CNEL)
Residential – Low Density Single-Family, Duplex, Mobile Homes	60 dBA
Residential – Multi-Family	65 dBA
Mixed-Use	70 dBA
Transient Lodging – Hotels, Motels	65 dBA
Schools, Libraries, Churches, Hospitals, Nursing Homes	70 dBA
Auditoriums, Concert Halls, Amphitheaters	Mitigation based on site-specific study
Sports Arena, Outdoors Spectator Sports	Mitigation based on site-specific study
Playgrounds, Neighborhood Parks	70 dBA
Golf Courses, Riding Stables, Water Recreation, Cemeteries	75 dBA
Office Buildings – Commercial, Office/Professional	70 dBA
Industrial, Manufacturing, Utilities, Agriculture	75 dBA

Source: Governor's Office of Planning and Research, State of California General Plan Guidelines 2003, 2003, pages 244-254.

Policy SAF-1.3 in the General Plan Noise Element, the City of Upland recommends a 45 dB CNEL interior noise threshold for all sensitive uses.

Construction activities are exempt from numerical noise regulation standards if they occur between the hours of 7:00 a.m. and 6:00 p.m. on weekdays. Construction activities are not permitted on weekends or national holidays.

BASELINE NOISE LEVELS

The 26-unit Phase II project site is potentially impacted by traffic noise along the E 9th Street perimeter. Noise measurements were made in order to document existing baseline levels in the area. Long term (24-hour) noise measurements were conducted on Wednesday, Sept 25, to Thursday, Sept 26, 2019, at the project site, approximately 40 feet from the E 9th Street centerline.

The monitoring results are shown in Table 2. The highest hourly Leq was 66 dBA. The quietest hour showed a CNEL of 52 dBA CNEL. The total CNEL for the 24 hour noise readings was 65.7 at 40 feet from the roadway centerline. The closest on-site structure has a 20-foot setback from the E 9th Street right-of-way (ROW). The distance between the ROW and the E 9th Street centerline is approximately 40 feet, such that the project structure closest to the roadway has a 60-foot setback from the E 9th Street centerline. A noise level of 65.7 dBA CNEL at 40 feet would decay to a CNEL of 64.0 dBA at the closest project building façade.

Table 2 Noise Measurements
Existing Hourly Leq's (dB)

Time Interval	Leqs Meter 1
14:00-15:00	65
15:00-16:00	62
16:00-17:00	63
17:00-18:00	60
18:00-19:00	61
19:00-20:00	64
20:00-21:00	57
21:00-22:00	56
22:00-23:00	52
23:00-24:00	56
0:00-1:00	58
1:00-2:00	53
2:00-3:00	55
3:00-4:00	53
4:00-5:00	61
5:00:6:00	61
6:00-7:00	61
7:00-8:00	66
8:00-9:00	63
9:00-10:00	63
10:00-11:00	62
11:00-12:00	63
12:00-13:00	60
13:00-14:00	58
CNEL	65.7

NOISE IMPACTS

CONSTRUCTION NOISE IMPACTS

Figure 1 shows the range of noise emissions for various pieces of construction equipment. Temporary construction noise impacts will vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level.

The closest sensitive uses for this 26-unit project are along the eastern and western perimeters. The residences west of the site will be separated by the Bodenhamer Street extension. The residences to the east will have an approximate 19-foot setback to the property line which coupled with the existing alley provides a total of a 50-foot setback to the closest on-site structure.

Much of the project site is flat and will not require extensive heavy grading. Demolition of previous site uses will be required. The primary construction equipment noise sources to develop the project will be during demolition, fine grading and paving activities where it is anticipated that loader/backhoes and a dozer will be employed. This equipment is seen to be the noisiest with equipment noise of about 85 dB(A) at 50 feet from the source.

In 2006, the Federal Highway Administration (FHWA) published the Roadway Construction Noise Model that includes a national database of construction equipment reference noise emissions levels. The FHWA database includes actual noise measurements for equipment operating at a 50-foot distance. Typically, the actual measured noise level is less than the maximum noise levels shown in Figure 1. For a dozer, the actual measured noise is 82 dBA Leq and for a loader the measured noise level is 78 dBA Leq.

The FHWA database provides an acoustical usage factor which provides an estimate of the fraction of time each piece of construction equipment is operating at full power during a construction phase. The usage factor is a key input variable that is used to calculate the average Leq noise levels.

Typical usage factors are around 40%. This means that over an 8 hour work-day the equipment is operating a full power for 3.2 hours. Adjusting the maximum noise to an hourly average would equate to 78 dBA Leq for a dozer and 74 dBA Leq for a loader.

Point sources of construction noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance. This supposes a clear line-of-sight and no other machinery or equipment noise that would mask project construction noise. With buildings and other barriers to interrupt line-of-sight conditions, the potential “noise envelope” around individual construction sites is reduced.

The project proposes a 6-foot masonry wall around the perimeter. Such a wall could provide approximately -5 dBA of noise attenuation. Therefore, a dozer would create a noise level of 73 dBA Leq observed at the closest off-site use and a loader would create a noise level of 69 dBA Leq. Closed windows would reduce interior noise by 25-30 dBA for an interior noise level of approximately 48 dBA Leq.

This analysis supposes that a dozer is operating at the closest property line. In actuality, the center of the site is as additional 50 feet from the closest home and would mitigate noise by an additional -6 dBA. Regardless, an interior noise level of 48 dBA would be noticeable but would be temporary and occur only when heavy equipment operates at the closest property line.

The City of Upland exempts construction noise from adherence to noise standards as long as activity occurs during permissible hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday. Unless conditional approval is provided by the review authority, construction activities are not permitted outside the allowable time window or on Sundays and National Holidays.

ON-SITE NOISE

Observed on-site noise readings demonstrate a CNEL of less than 65.0 dBA at the closest project building façade relative to E 9th Street, which meets the City of Upland compatibility threshold of 65 dBA CNEL for multi-family housing. The proposed 6-foot solid perimeter wall would provide an additional -5 dBA of sound attenuation. Therefore, traffic noise is not considered to be significant and no mitigation is required.

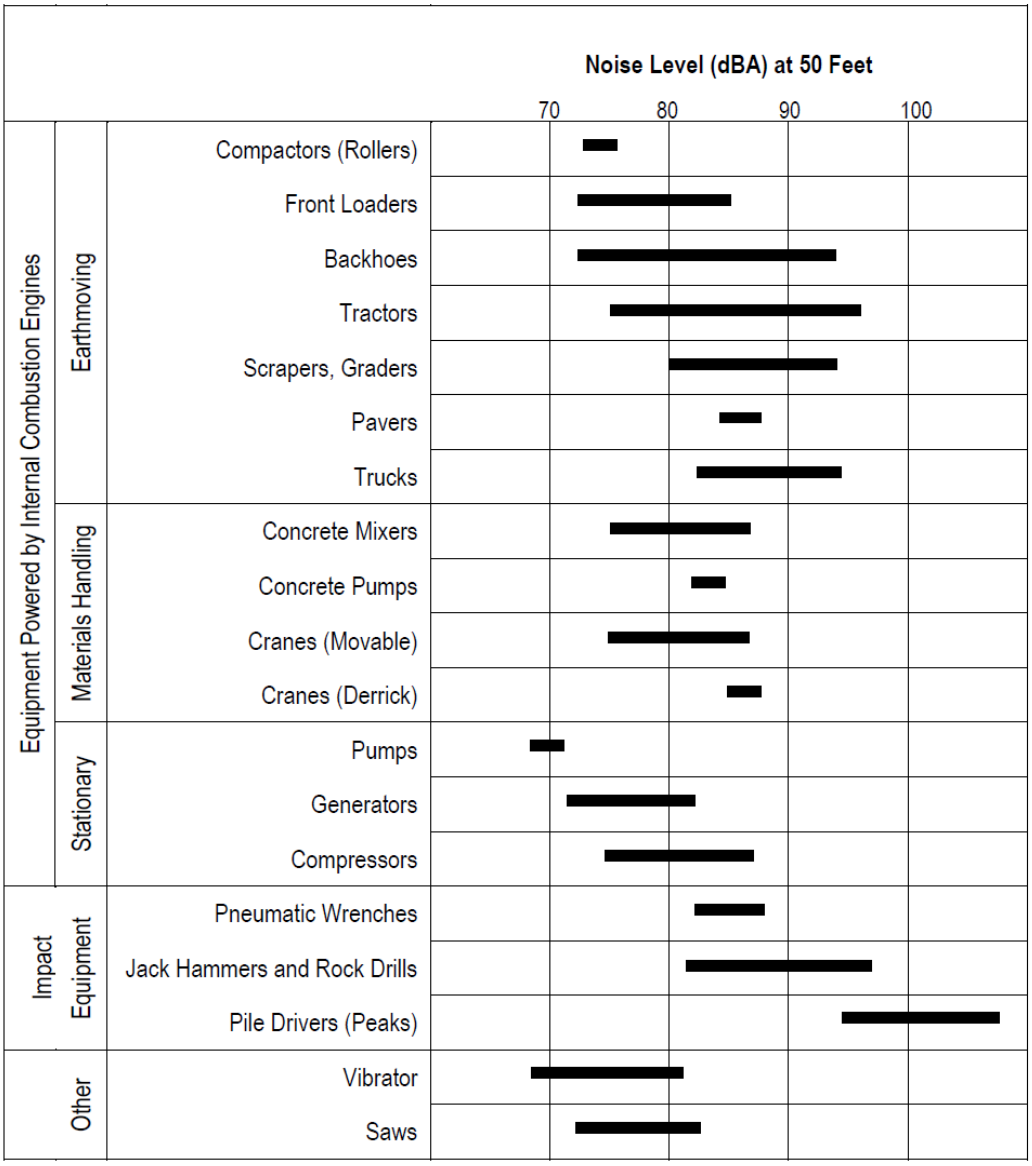
An interior CNEL of 45 dBA is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25-28) for multiple-family dwellings and hotel and motel rooms. For typical wood-frame construction with stucco and gypsum board wall assemblies, the exterior to interior noise level reduction is as follows:

Partly open windows – 12 dBA
Closed single-paned windows – 20 dBA
Closed dual-paned windows – 30 dBA

Use of dual-paned windows is recommended by the California Building Code for energy conservation in new residential construction. Units exposed to traffic on E 9th Street will experience traffic noise levels that are lower than 65 dBA CNEL. Such levels could exceed the interior noise standards with open windows. However, interior noise standards could readily be met with the use of closed dual-paned windows. It is noted that where window closure is a requirement for interior noise control, the Building Code requires provision of supplemental ventilation at a specified rate with a specified fraction of fresh make-up air. The provision of supplemental ventilation such as air conditioning is a standard construction practice.

Figure 1

Typical Construction Equipment Noise Generation Levels



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations."

SUMMARY

Construction impacts are not expected to be significant at the closest off-site residences. However, the following construction practices are recommended:

- All construction and general maintenance activities, except in an emergency, shall be limited to the hours of hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday.

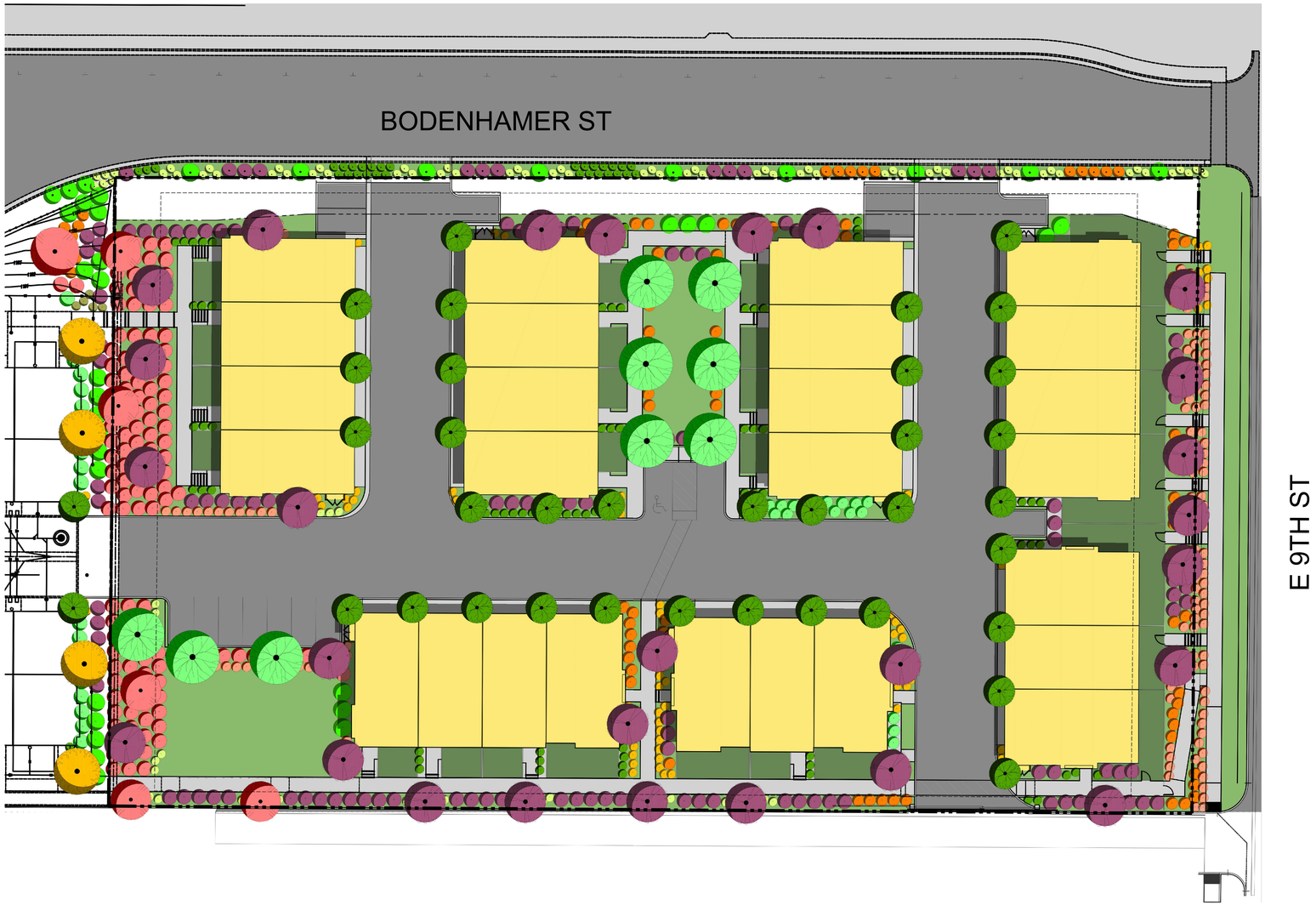
- All on-site construction equipment shall have properly operating mufflers.

- All construction staging areas should be located as far away as practical from the nearest homes.

Exterior noise levels at the perimeter units will be less than the 65 dBA CNEL noise compatibility threshold without the need for mitigation.

Interior noise levels will be reduced to the 45 dB CNEL standard for habitable rooms by standard construction practice with closed windows. All exterior units shall be equipped with supplemental ventilation such as air conditioning.

Exhibit F – Phase II Plans/Drawings



S□□□□□□□□□□□□	
	□□□□□□□□□□□□
□1□□	□□□□□□S□□□□
S□1□□	□□□□□□□□□□S□□□□□□□
S□1□1	□□□□□□□□□□S□□□□□□□□□□□□□□M□□□S
□1□1	□□□□□□□□□□S□□□□□V□□□□□□□□□□S□
□1□2	□□□□□□□□□□S□□□□□V□
□2□□	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□2□1	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□2□2	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□2□3	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□2□4	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□2□□	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□3□□	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□3□1	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□3□2	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□4□□	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□4□1	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□4□2	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
□□□1	□□□□□S□□□□□M□□□□□□□□□S

	S□□□□□□□□□□□□
	□□V□□
□□1	□□□□□□V□□□□□□□□M□□
□□2	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□M□□
□□3	S□□□□□□□S□M□□
□□4	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□M□□
□□□	□□□S□□□□□□□□□□□□□□□□□□□□□S□M□□

	S□□□□□□□□□□□□
	□□□□S□□□□
□□1	□□□□S□□□□□□□□□□
□□2	□□□□□□□□□□S□□□□□□□□□□

V□□□□□□M□□ □□□S□

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□□1□□
□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

RC

□□d□□□□r□□□□ □□□□□□□□
1□□□S□□□□□r□□d□□□d□□S□□□□2□3
□□□□d□□□□□□□□□12□4

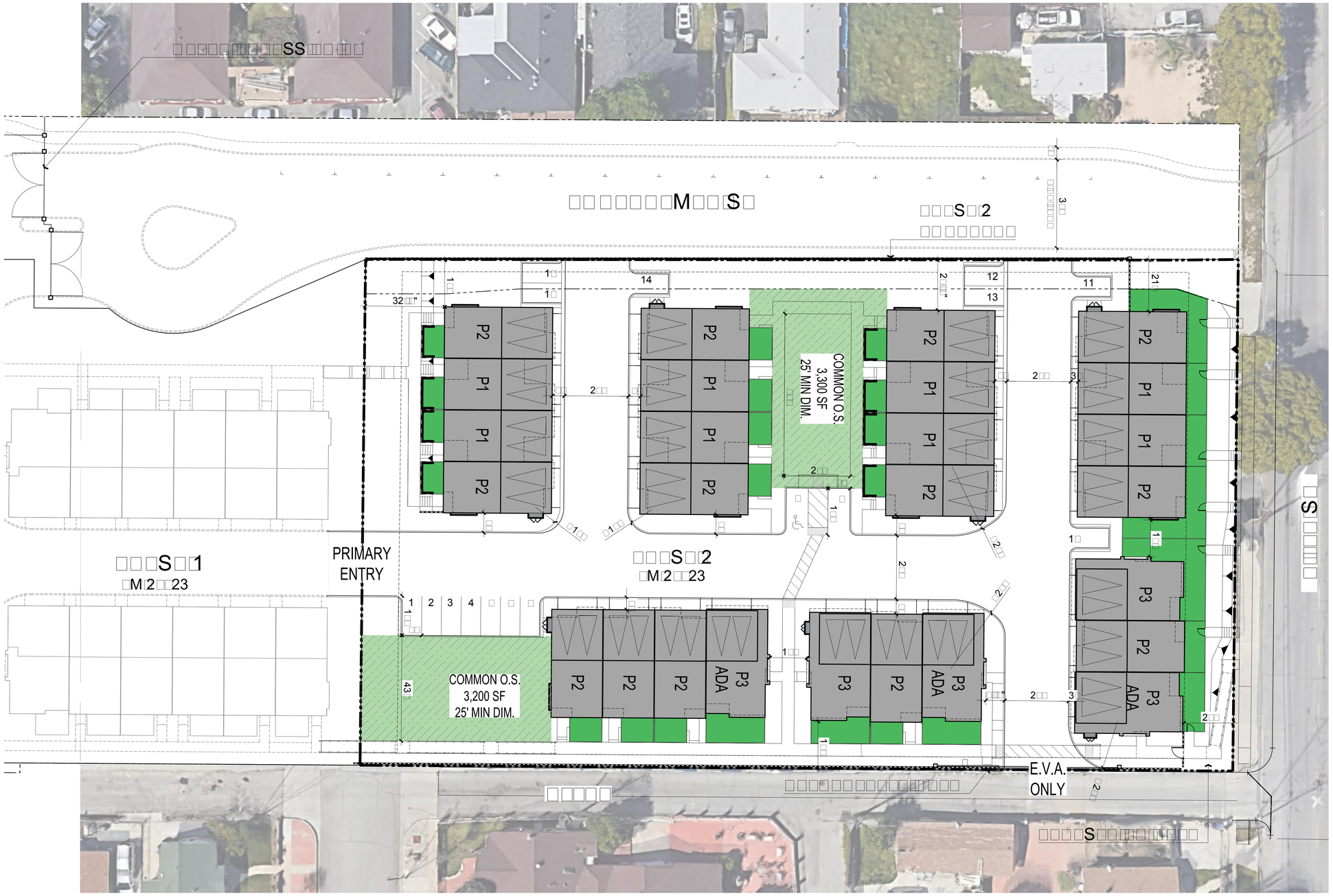
SAGE AT NINTH PHASE II
□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□S□□□□
□□V□M□□□1□□2□1□

□ 1□ 2□ 4□

□□□□□S□□□□

□1□□



PROJECT SUMMARY

PROPOSED ZONE	RM-20
PROJECT AREA	1.7 AC
TOTAL UNITS	26 DUs
DENSITY	15.3 DU/AC
BUILDING HEIGHTS	2 STORY
BUILDING COVERAGE	25,335 SF, 35%
CONST. TYPE, OCCUPANCY	V-B, GROUP R-3

PROPOSED SETBACKS

FRONT (NORTH)	20'
SIDE (EAST)	19'
SIDE (WEST)	19'
REAR (SOUTH)	32'
BUILDING SEPARATION	15'

OPEN SPACE PROVIDED

PRIVATE OPEN SPACE (100 SF/UNIT MIN., 8' MIN. DIM.)	4,700 SF @ 180/UNIT
COMMON OPEN SPACE (250 SF/UNIT MIN., 25' MIN. DIM.)	6,500 SF @ 250/UNIT

PARKING REQUIRED

2 BEDROOM UNITS: 8 X 2 =	16 SPACES
3 BEDROOM UNITS: 18 X 2.5 =	45 SPACES
GUEST PARKING: 26 X .25 =	7 SPACES
TOTAL PARKING REQUIRED	68 SPACES

PARKING PROVIDED

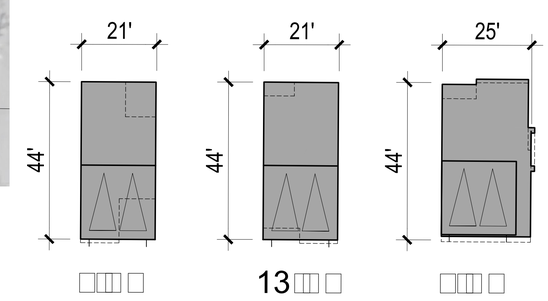
GARAGE PARKING (10' x 20')	52 SPACES
SECURE OPEN PARKING (8' x 16')	14 SPACES
SECURE OPEN PARKING (9' x 19')	2 (1 ADA) SPACES
TOTAL PARKING PROVIDED	68 SPACES

DRIVE AISLE WIDTHS

WITH 90 DEGREE PARKING	26' AISLE + 19' PKG
ALLEYS	26' + 3' TO 6' APRON

UNIT MIX

P1 - 2 BED, 2 BATH, 1215 SF	8 UNITS
P2 - 3 BED, 2.5 BATH, 1282 SF	13 UNITS
P3 - 3 BED, 2.5 BATH, 1547 SF	5 UNITS

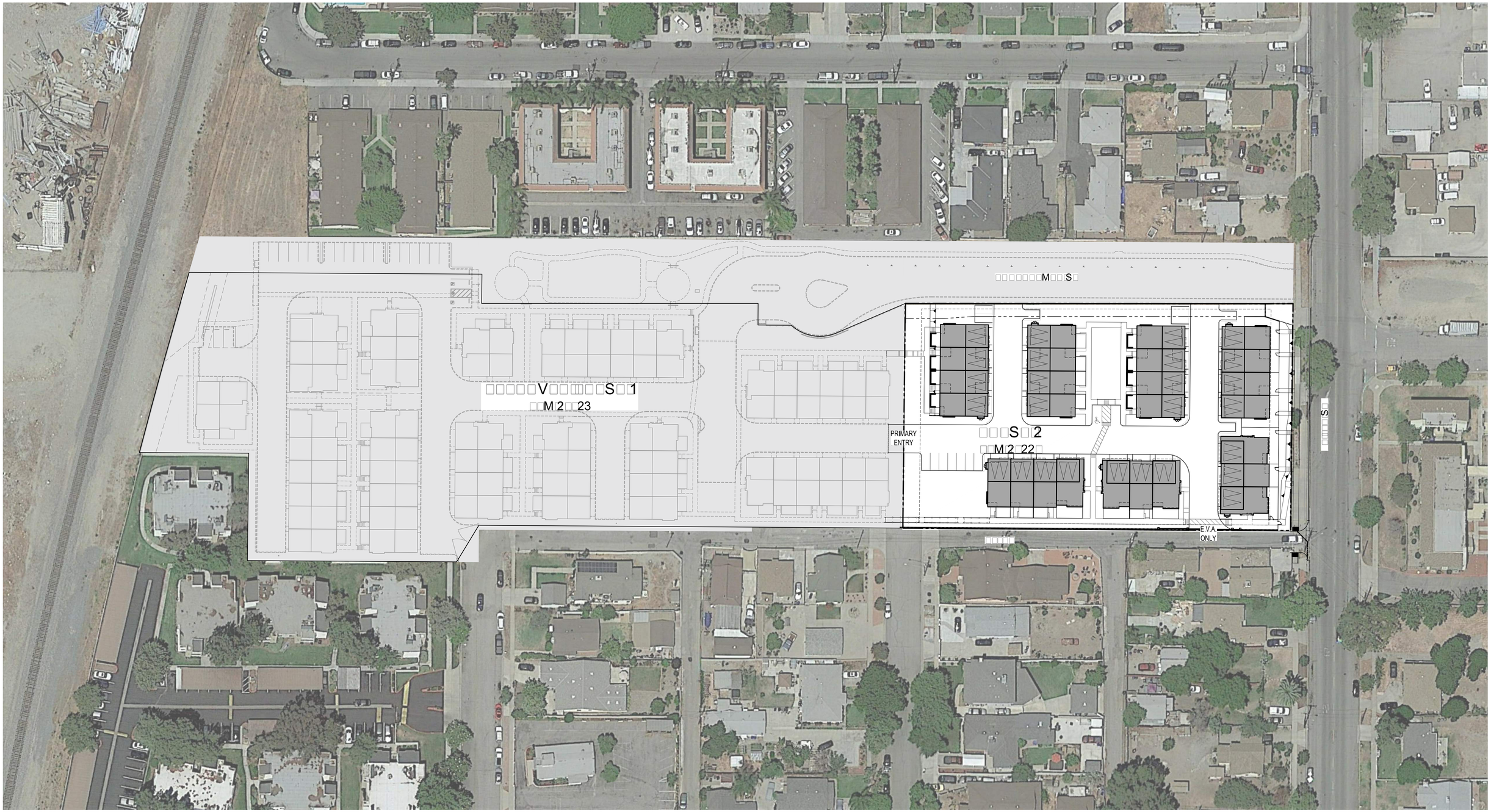


SAGE @ NINTH STREET

Architecture + Planning

SAGE AT NINTH PHASE II

S1



SAGE @ NINTH STREET

Architecture + Planning

12□□□□ □□□□□□□r□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

□d□□□r□□□□□□□□□□□□
1□□□S□□□□□r□□d□□□d□□S□□□2□3
□□□d□□□□□□□□12□4

SAGE AT NINTH PHASE II

□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□S□□□

□□V□M□□□1□□2□1□

□ 2□ 4□ □□

□□□□□□□□S□□□□□□□□□S□□1

S□1□

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

RC

□d□□□r□□□□ □□□□□□□□
1□□□S□□□□□r□□d□□□d□S□□□2□3
□ □□d□□□□□□□□□12□4

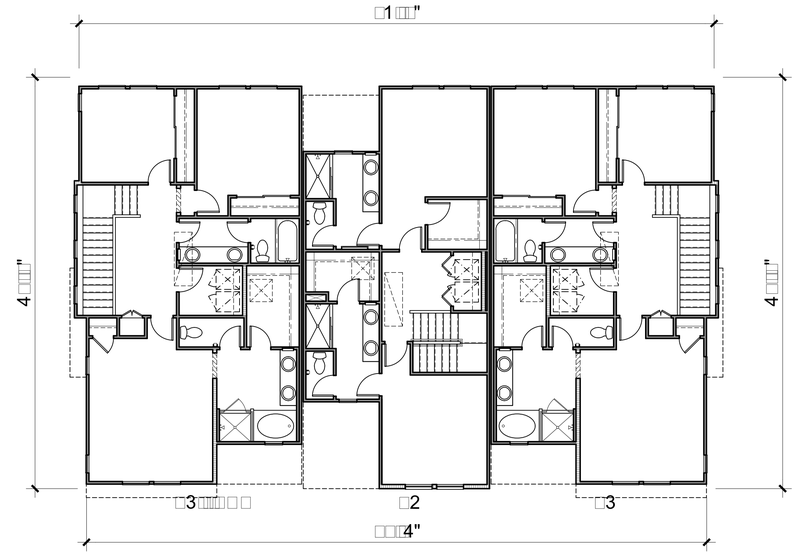
SAGE AT NINTH PHASE II

□□□□□□□□□□□□□□2□1□□32□

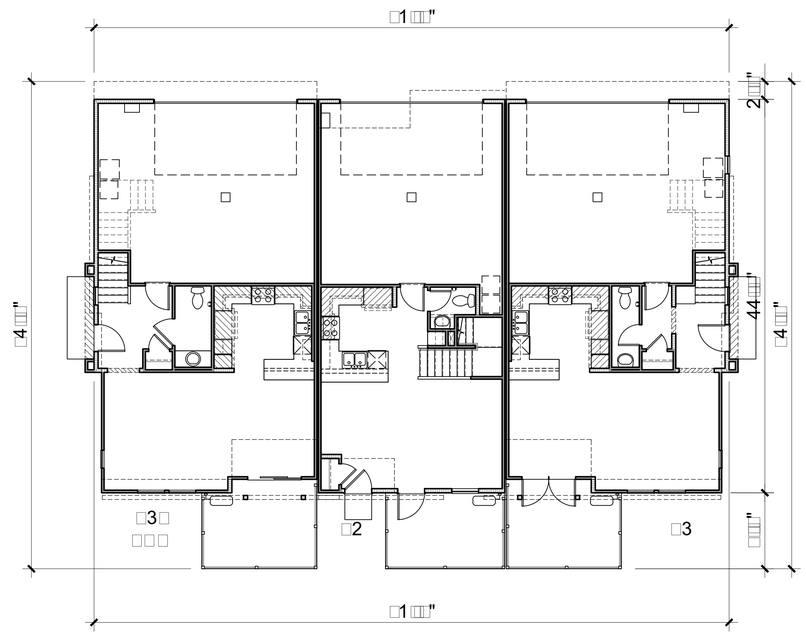
□□□□□□□□□□□□□□S□□□□
□□V□M□□□1□□2□1□

□s

□□□□□□□□S□□□□□V□



S□□□□□□□□□□□



□□□S□□□□□□□□

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□□ □□□□□□□r□□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□□

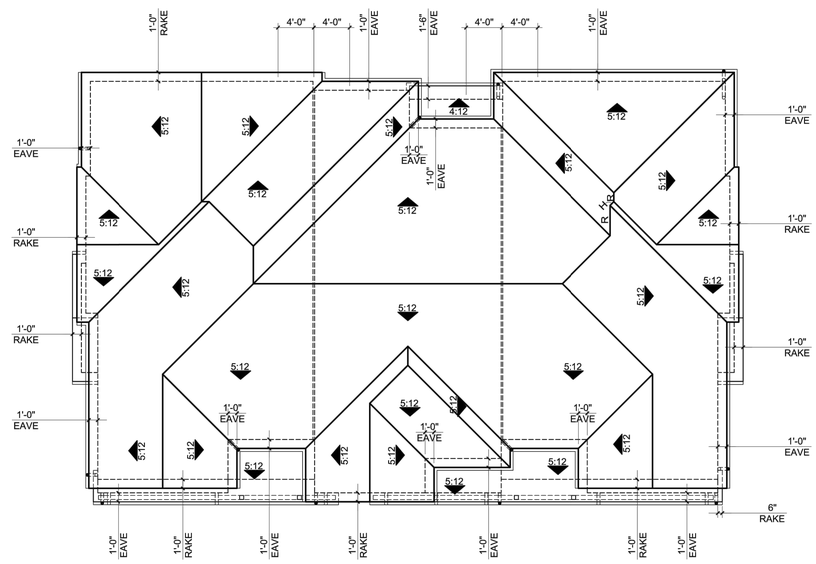
□d□□□□r□□□□□□□□□□□□□
1□□□S□□□□□□r□□d□□□d□S□□□2□3
□□□d□□□□□□□□□12□4

SAGE AT NINTH PHASE II
□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□S□□□
□□V□M□□□1□□2□1□

□ 4 □ 1□

□□□□□□□□□□□□□□□□□□□



SAGE @ NINTH STREET

Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

□d□□□□r□□□□ □□□□□□□□
1□□□S□□□□□r□□d□□□d□S□□□2□3
□ □□d□□□□□□ □□12□4

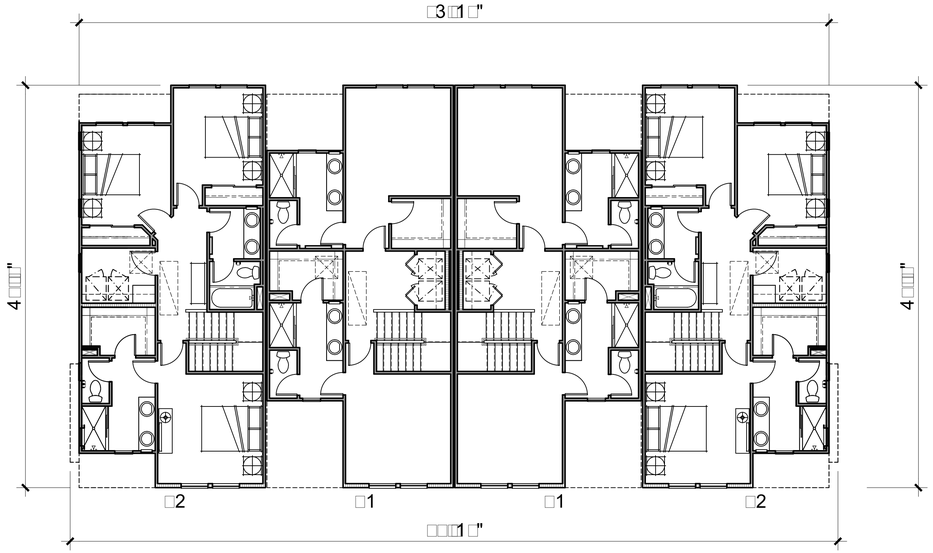
SAGE AT NINTH PHASE II
□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□S□□□
□□V□M□□□1□□2□1□

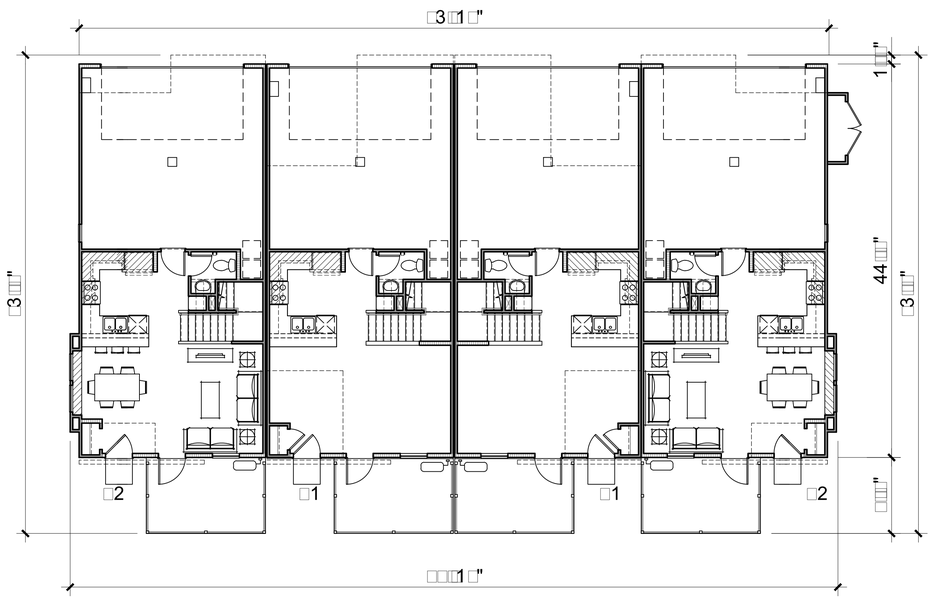
□ 4 □ 1□

S□□□□□□□□□M□□□□

□2□1



S□□□□□□□□□□□



□□□S□□□□□□□

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□□

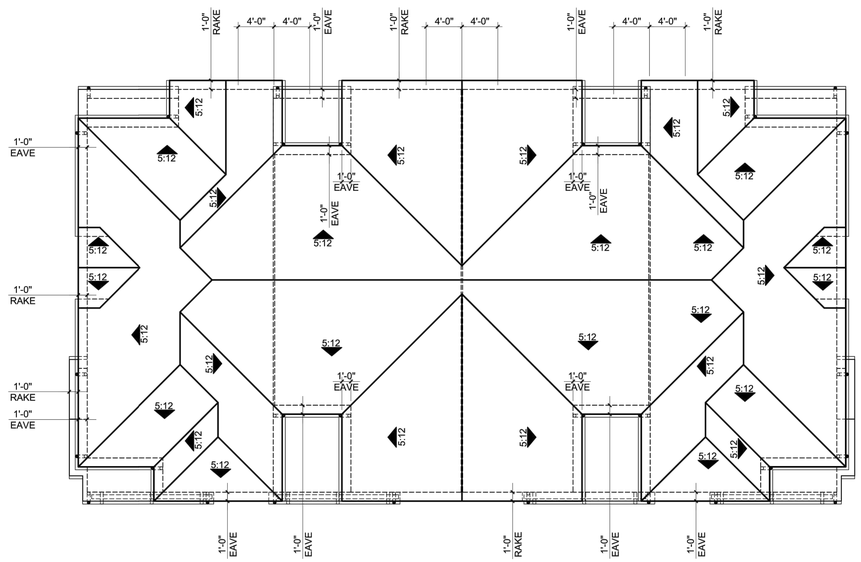
□d□□□r□□□□□□□□□□□□□
1□□□S□□□□□□r□□d□□□d□S□□□2□3
□□□d□□□□□□□□□12□4

SAGE AT NINTH PHASE II
□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□S□□□
□□V□M□□□1□□2□1□

□ 4 □ 1□

□□□□□□□□□□□□□□□□□□□□



SAGE @ NINTH STREET

ktgy
Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

PC

□□d□□□□r□□□□ □□□□□□□□
1□□□S□□□□□r□□d□□□d□□S□□□2□3
□ □□d□□□□□ □□□12□4

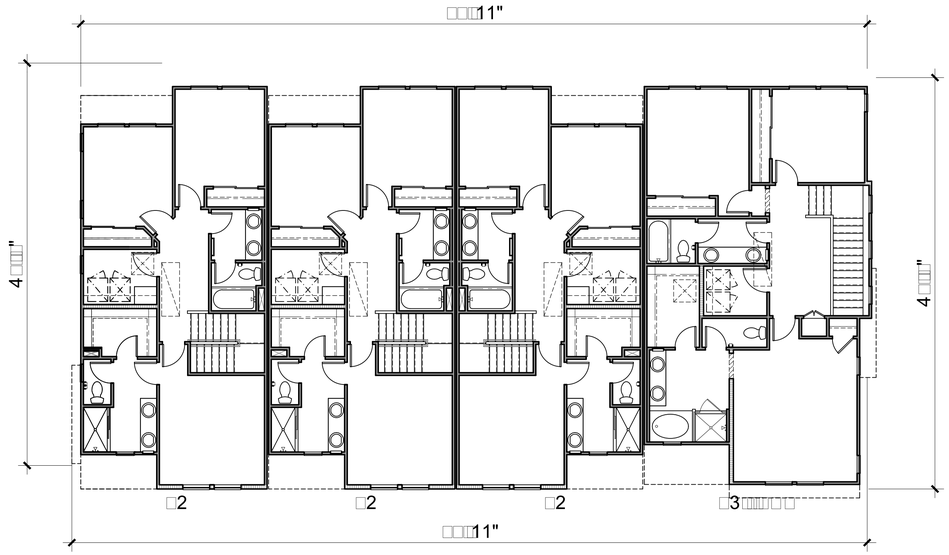
SAGE AT NINTH PHASE II

□□□□□□□□□□□□□□□□□□□2□1□□32□

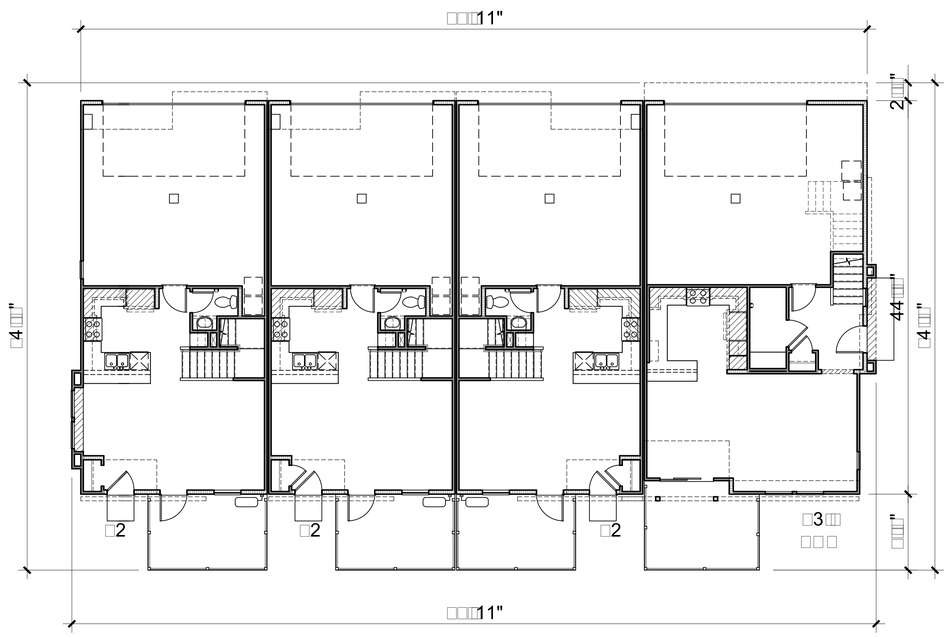
□□□□□□□□□□□□□□□□S□□□
□□V□M□□□1□□2□1□

□ 4 □ 1□

□□□□□□□□□□□□□□□□□□□



S



S

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12
S 1
31 3 4 2 23

RC

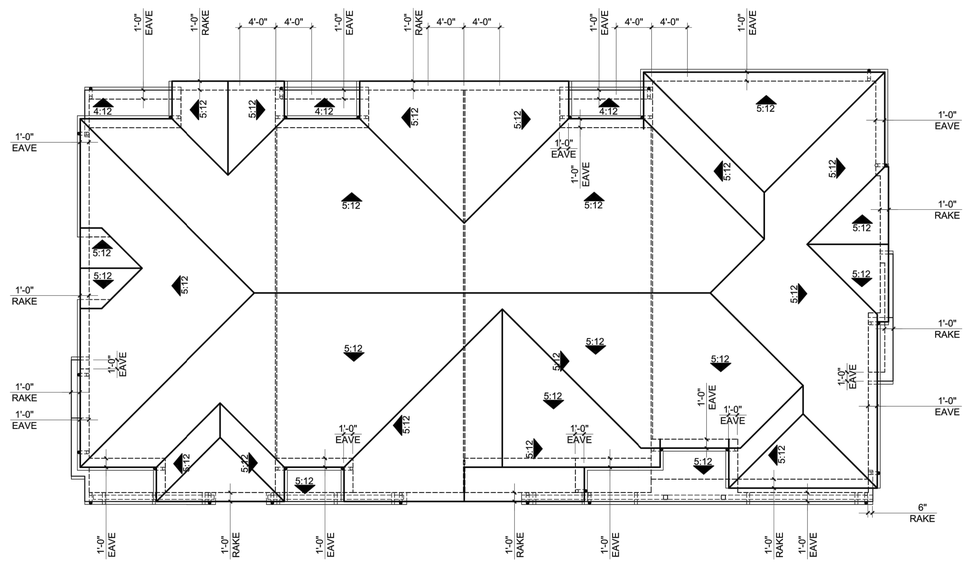
1 S r d d S 2 3
d 12 4

SAGE AT NINTH PHASE II
2 1 32

S
V M 1 2 1

4 1

24



SAGE @ NINTH STREET

Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□□1□□
□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

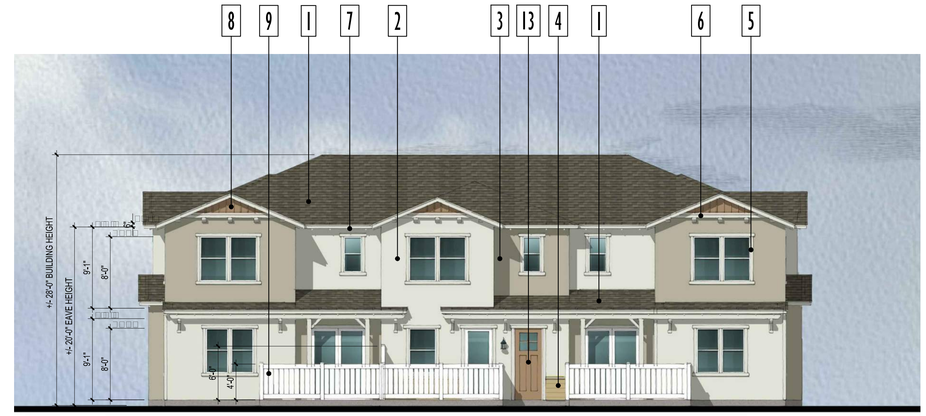
□d□□□□r□□□□□□□□□□□□
1□□□S□□□□□□r□□d□□□d□□S□□□□2□3
□□□□d□□□□□□□□□□12□4

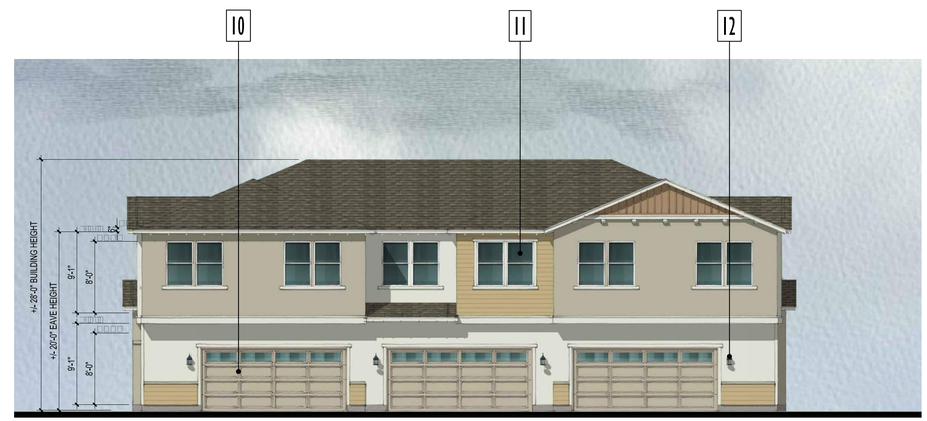
SAGE AT NINTH PHASE II
□□□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□S□□□
□□V□M□□□□1□□2□1□

□ 4 □ 1□

□□□□□□□□□□□□□□□□□□□





MATERIAL LEGEND

- ARCHITECTURAL COMPOSITION ROOFING
- STUCCO FINISH 1
- STUCCO FINISH 2
- FIBER CEMENT LAP SIDING
- TRIM
- WOOD / FIBER CEMENT GABLE END DETAIL
- WOOD FASCIA BOARD
- WOOD OR COMPOSITE OUTLOOKER
- VINYL FENCE
- METAL SECTIONAL GARAGE DOOR
- VINYL WINDOW SYSTEM
- DECORATIVE LIGHT FIXTURE
- FIBERGLASS FRONT DOOR

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□ □□□□□□r□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

RC

□d□□□r□□□□ □□□□□□□
1□□□S□□□□□r□□d□□□d□S□□□2□3
□□□d□□□□□□□□12□4

SAGE AT NINTH PHASE II

□□□□□□□□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□□□S□□□□

□□V□M□□□1□□2□1□

□ 4 □ 1□

□□□□□□□□□□□□□□□□□□□□□V□□□□□□1

□□□□ □□□□2

□□□□ □□□□2 □□□□1 □□□□1 □□□□2

□□□□ □□□□2

□□□□ □□□□2 □□□□1 □□□□1 □□□□2

MATERIAL LEGEND

- ARCHITECTURAL COMPOSITION ROOFING
- STUCCO FINISH 1
- STUCCO FINISH 2
- FIBER CEMENT LAP SIDING
- TRIM
- WOOD / FIBER CEMENT GABLE END DETAIL
- WOOD FASCIA BOARD
- WOOD OR COMPOSITE OUTLOOKER
- VINYL FENCE
- METAL SECTIONAL GARAGE DOOR
- VINYL WINDOW SYSTEM
- DECORATIVE LIGHT FIXTURE
- FIBERGLASS FRONT DOOR

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□ □□□□□□r□□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

RC

□□d□□□□r□□□□□ □□□□□□□□
1□□□S□□□□□r□□d□□□d□S□□□2□3
□□□d□□□□□□□□12□4

SAGE AT NINTH PHASE II

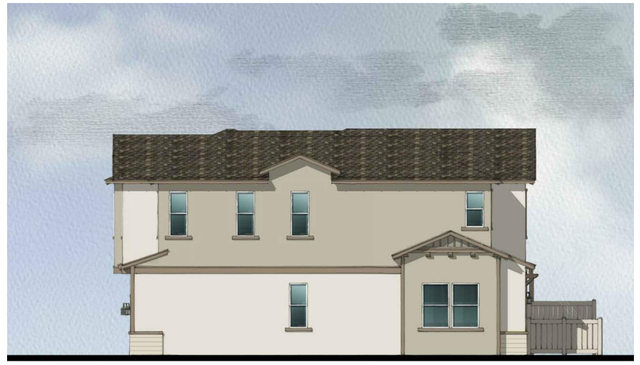
□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□S□□□

□□V□M□□□1□□2□1□

□ 4 □ 1□

□□□□□□□□□□□□□□V□□□□□1



□□□□ □□□□2

□□□□ □□□□2 □□□□2 □□□□2 □□□□3□□□□

□□□□ □□□□3□□□□

□□□□ □□□□3□□□□ □□□□2 □□□□2 □□□□2

MATERIAL LEGEND

- ARCHITECTURAL COMPOSITION ROOFING
- STUCCO FINISH 1
- STUCCO FINISH 2
- FIBER CEMENT LAP SIDING
- TRIM
- WOOD / FIBER CEMENT GABLE END DETAIL
- WOOD FASCIA BOARD
- WOOD OR COMPOSITE OUTLOOKER
- VINYL FENCE
- METAL SECTIONAL GARAGE DOOR
- VINYL WINDOW SYSTEM
- DECORATIVE LIGHT FIXTURE
- FIBERGLASS FRONT DOOR

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□□1□□
□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

RC

□□d□□□□r□□□□□□□□□□□□
1□□□S□□□□□□r□□d□□□d□S□□□2□3
□□□d□□□□□□□□12□4

SAGE AT NINTH PHASE II

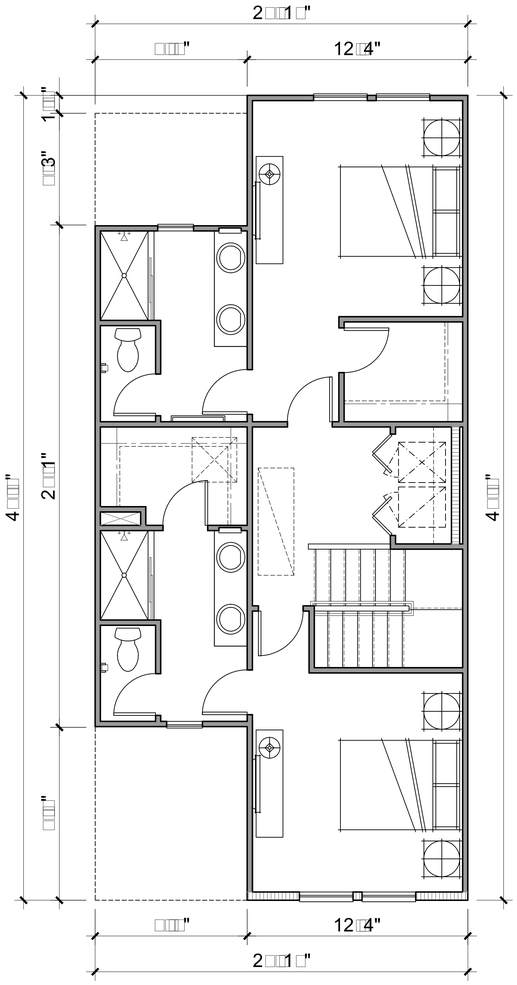
□□□□□□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□□S□□□

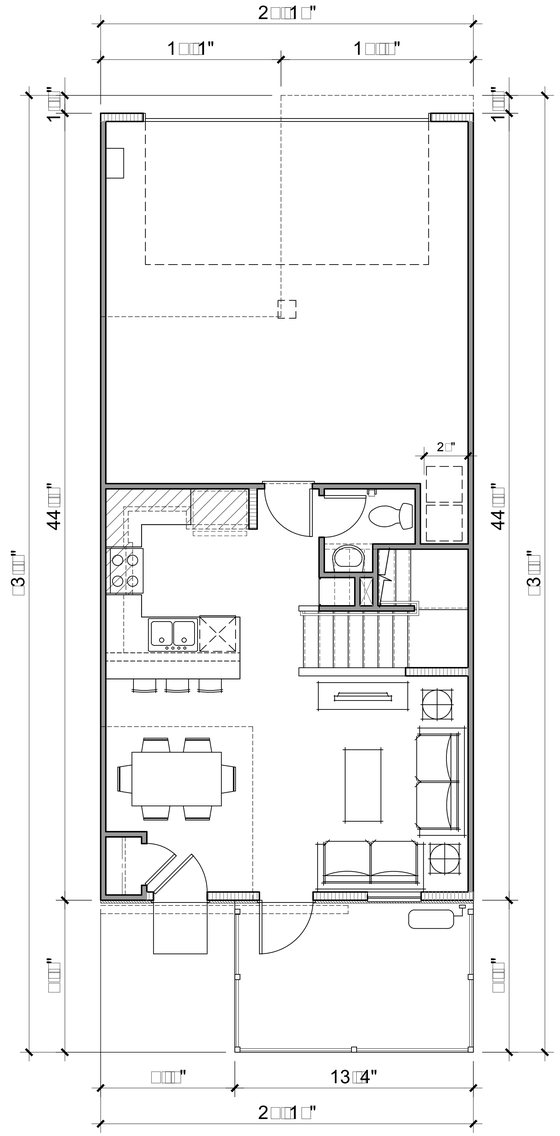
□□V□M□□□1□□2□1□

□ 4 □ 1□

□□□□□□□□□□□□□□□□□□□□□□□□V□□□□□



S□□□□□□□□□□□



□□□S□□□□□□□

(2BR, 2BA)	
FIRST FLOOR	476 SQ. FT.
SECOND FLOOR	739 SQ. FT.
TOTAL LIVING	1215 SQ. FT.
GARAGE	441 SQ. FT.
PORCH	100 SQ. FT.
TOTAL AREA	1755 SQ. FT.

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12□□□□ □□□□□□□r□□□□□□d□
S□□□1□□
□□□□□□□□□□□□□□□□□□□□□□
31□3□4□2□23
□□□□□□□

RC

□d□□□□r□□□□□□□□□□□□□
1□□□S□□□□□□r□□d□□□□d□□S□□□2□3
□□□d□□□□□□□□□12□4

SAGE AT NINTH PHASE II

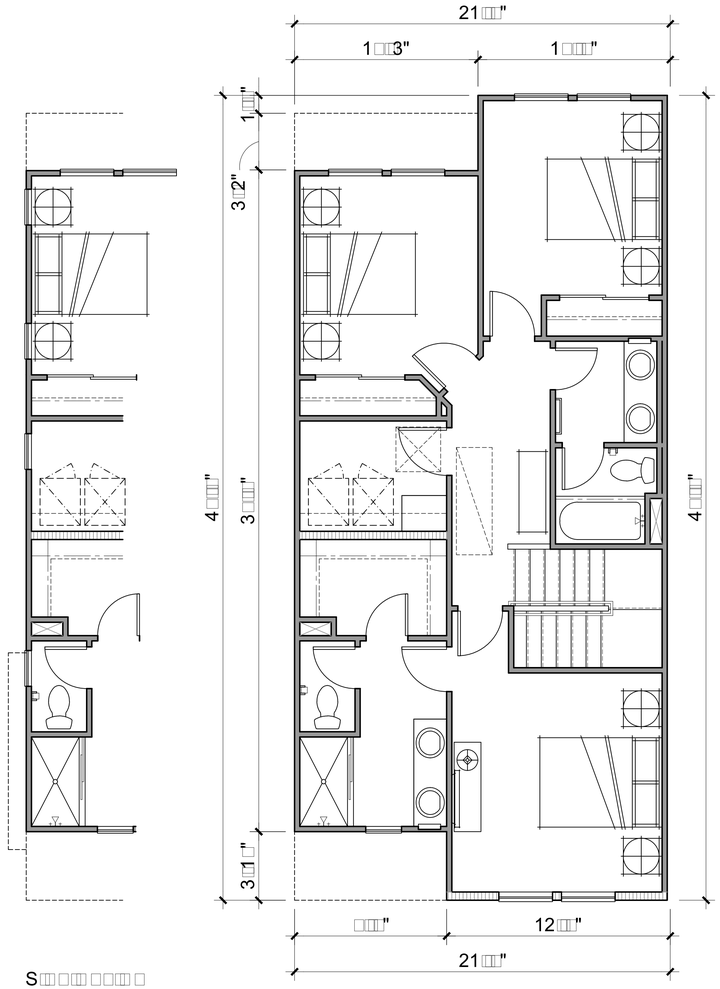
□□□□□□□□□□□□□□□□□□□2□1□□32□

□□□□□□□□□□□□□□□□S□□□□

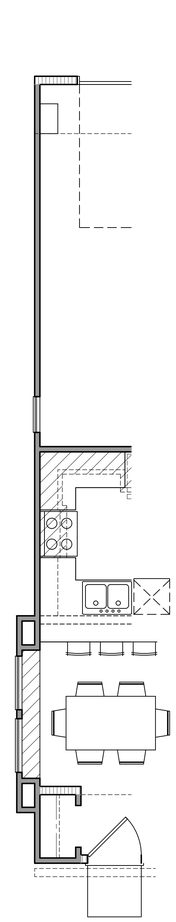
□□V□M□□□1□□2□1□

□ 2 4 □

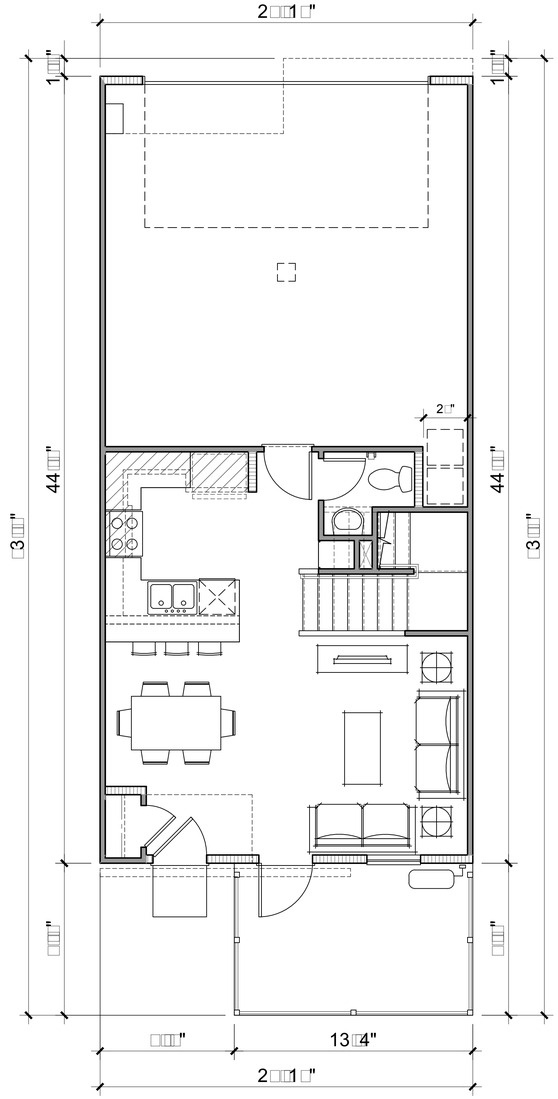
□□□□□□□□□□□□1



S



S



S

S

(3BR, 2.5BA)	
FIRST FLOOR	476 SQ. FT.
SECOND FLOOR	806 SQ. FT.
TOTAL LIVING	1282 SQ. FT.
GARAGE	441 SQ. FT.
PORCH	100 SQ. FT.
TOTAL AREA	1823 SQ. FT.

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12
S
1
31
3
4
2
23

1
S
r
d
d
S
2
3
d
12
4

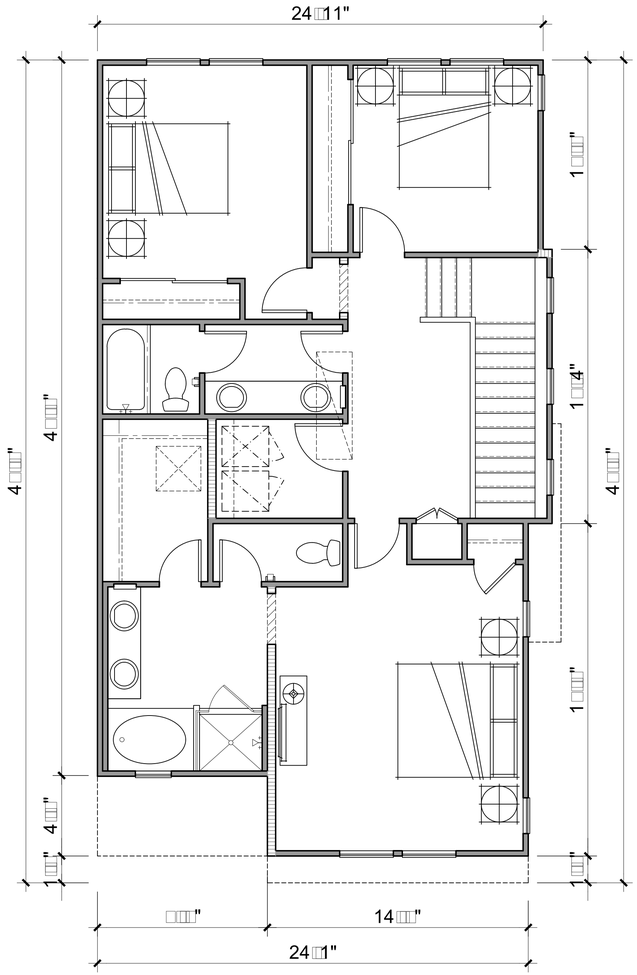
SAGE AT NINTH PHASE II
2
1
32

S
V
M
1
2
1

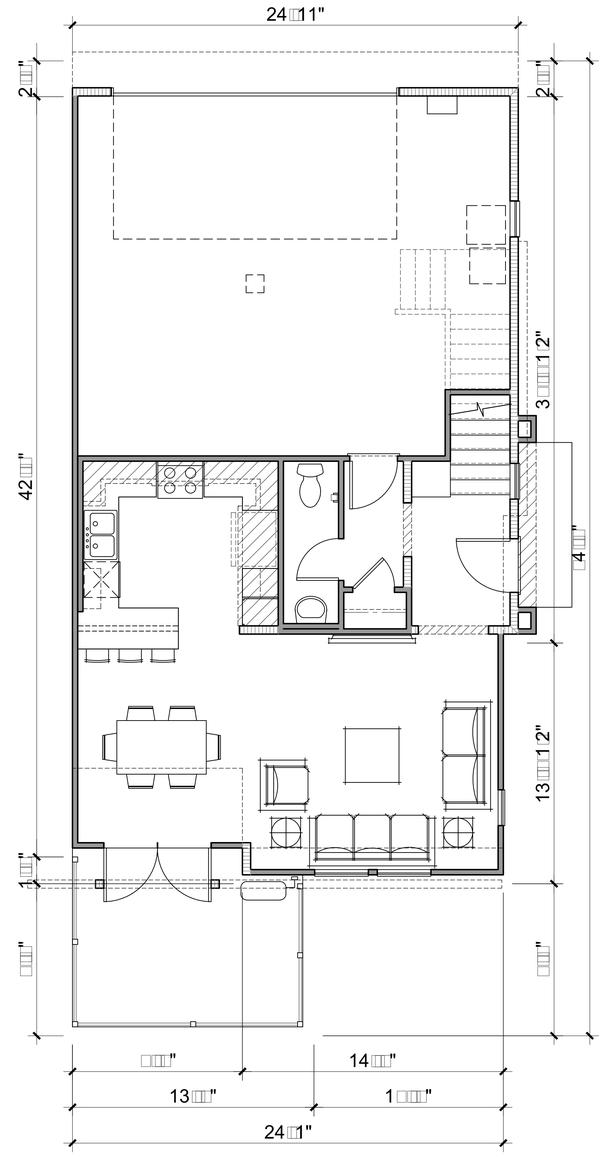
2 4

2

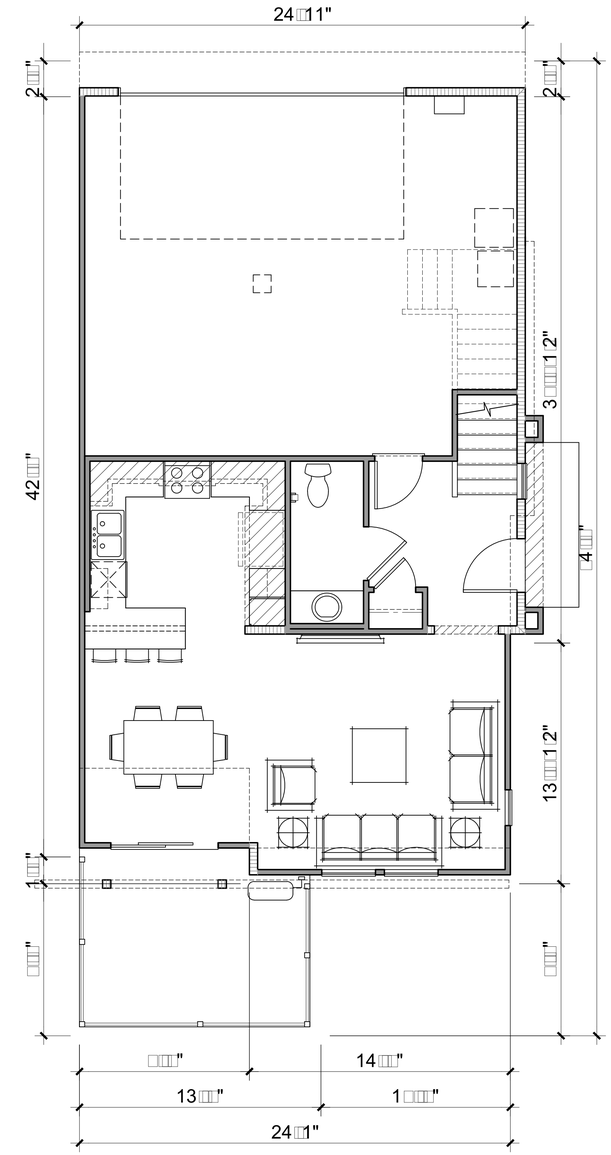
4 1



S



S



S SS

(3BR, 2.5BA)	
FIRST FLOOR	573 SQ. FT.
SECOND FLOOR	974 SQ. FT.
TOTAL LIVING	1547 SQ. FT.
GARAGE	498 SQ. FT.
PORCH	113 SQ. FT.
TOTAL AREA	2157 SQ. FT.

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12
S 1
31 3 4 2 23

d r d d S 2 3
1 S r d d S 2 1 32
d 12 4

SAGE AT NINTH PHASE II

S
V M 1 2 1

2 4

3

4 2

COLOR SCHEME 1:

Paint : Sherwin Williams

Stucco 1 :
Classic Light Buff
SW 0050

Stucco 2 :
Mindful Gray
SW 7016

Trim:
Modern White
SW 6168

Entry Door:
Craftsman Brown
SW 2835

Gable Trim:
Craftsman Brown
SW 2835

Garage Door:
Balanced Beige
SW 7037

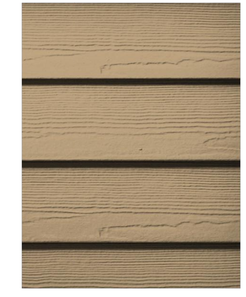
Kichler Windows
Barrie Collection, 9735BK

Milgard Vinyl Windows
White

Vinyl Fence
White

Materials

Omega Stucco
20 / 30 Sand



James Hardie Cedar Lap Siding
Camelback
SW 6122

Certainteed Composition Roofing
Presidential Shake
Country Gray

COLOR SCHEME 2:

Paint : Sherwin Williams

Stucco 1 :
Jogging Path
SW 7638

Stucco 2 :
White Heron
SW 7627

Trim:
Curio Gray
SW 0024

Entry Door:
Connected Gray
SW 6165

Gable Trim:
Connected Gray
SW 6165

Garage Door:
Connected Gray
SW 6165

Kichler Windows
Barrie Collection, 9735BK

Milgard Vinyl Windows
White

Vinyl Fence
Almond

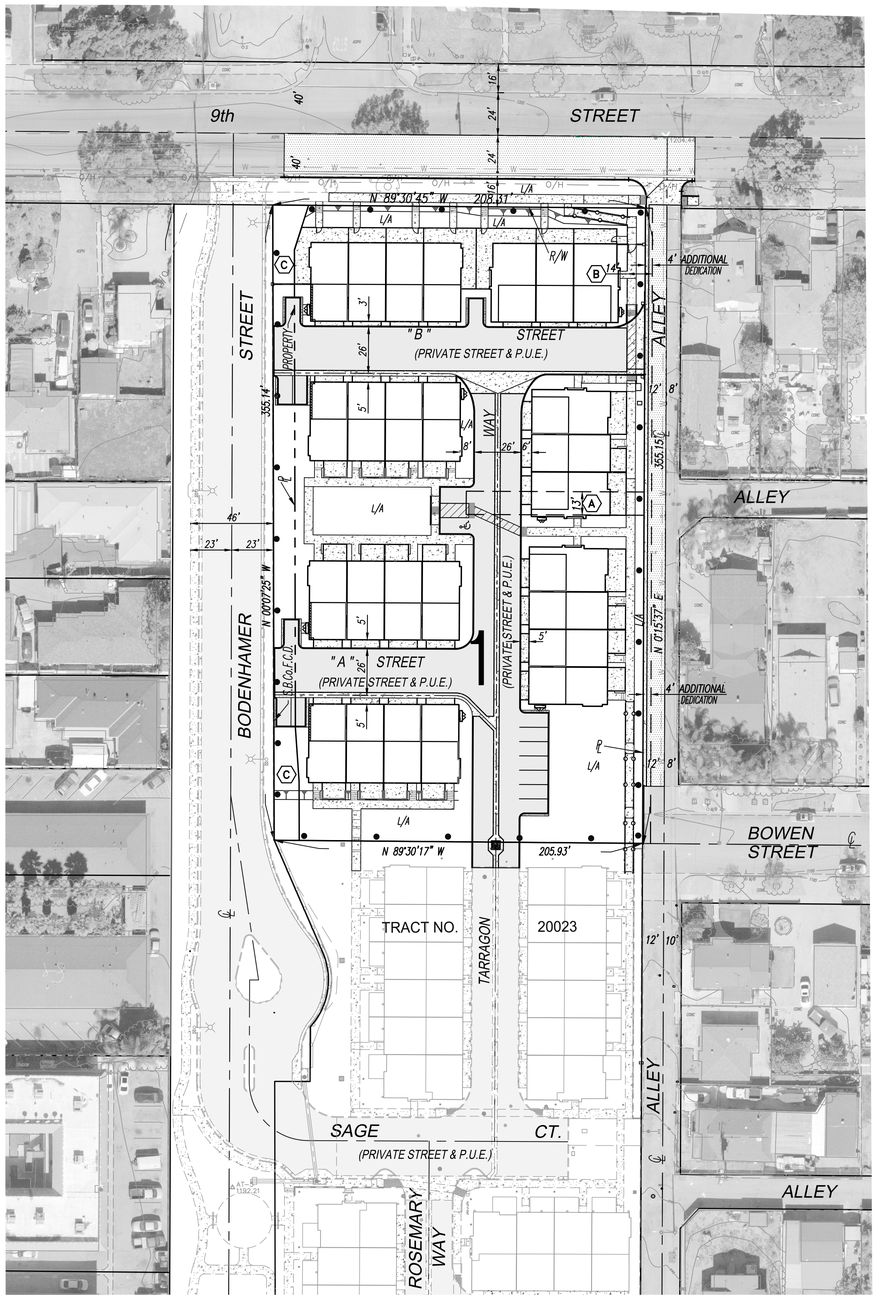
Materials

Omega Stucco
20 / 30 Sand

James Hardie Cedar Lap Siding
Neutral Ground
SW 7568

Certainteed Composition Roofing
Presidential Shake
Country Gray

SAGE @ NINTH STREET



TENTATIVE TRACT NO. 20299

IN THE CITY OF UPLAND
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 21, 22 AND 23 AND A PORTION OF VACATED BOWEN STREET OF THE MAP OF BOWEN AND BYER'S SUBDIVISION RECORDED IN MAP BOOK 17 PAGE 44, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENTS:

(A) 13-FOOT EASEMENT TO THE CITY OF UPLAND FOR SEWER PURPOSES AS RECORDED JUNE 23, 1965 IN BOOK 6417 PAGE 254 O.R. TO BE QUITCLAIMED.

(B) 14-FOOT EASEMENT TO THE CITY OF UPLAND FOR DRAINAGE PURPOSES AS RECORDED MARCH 18, 1994 AS INSTRUMENT NUMBER 94-134114 O.R. TO BE QUITCLAIMED.

(C) PROPOSED "USE" EASEMENT WITH SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

1. GROSS ACREAGE ..... 1.69 ACRES
2. NET ACREAGE ..... 1.66 ACRES
3. ASSESSOR'S PARCEL NUMBER'S ..... (OWNED) 1046-501-07, 08, 09, (LEASED) 1046-501-05, 06
4. EXISTING LAND USE / ZONING RM-20
5. PROPOSED LAND USE / ZONING RM-20
6. PROPOSED GROSS DENSITY ..... 15.4 UNITS PER ACRE
7. PRESENT USE OF PROPERTY..... TWO SINGLE FAMILY HOMES AND RODE'S WAY BOAT YARD
8. TOPOGRAPHY IS FROM AERIAL MAPPING PERFORMED FEBRUARY 17, 2016.
9. SEWAGE DISPOSAL IS CITY OF UPLAND.
10. WATER PROVIDER IS CITY OF UPLAND.
11. STORM WATER TO BE DIRECTED TO SAN BERNARDINO Co. FLOOD CONTROL RC BOX AND THE 3/4" RAINFALL RUNOFF TO INFILTRATE ONSITE.
12. OVERHEAD (O/H) LINES ALONG 9TH STREET TO BE UNDERGROUNDED OR IN-LIEU FEE TO CITY FOR FUTURE UNDERGROUNDING.

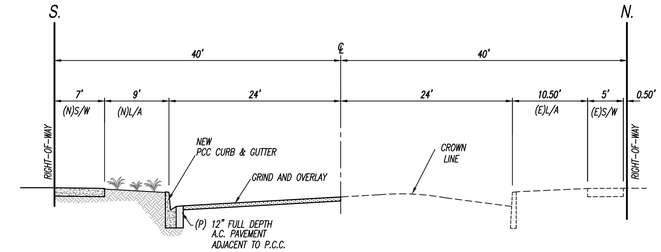
ENGINEER
ANDREASEN ENGINEERING, INC.
580 N. PARK AVENUE
POMONA, CA 91768
OFFICE (909) 623-1595

GEOLOGIST
FEFFER GEOLOGICAL CONSULTING
1990 S. BUNDY DRIVE, STE 400
LOS ANGELES, CA 90025
OFFICE (310) 207-5048

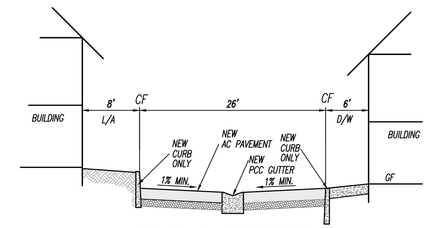
OWNER/DEVELOPER
UPLAND 3 ACRES, LP
1875 CENTURY PARK EAST, STE 1980
LOS ANGELES, CA 90067
OFFICE (909) 492-4048

ARCHITECT
KTGY ARCHITECTURE + PLANNING
12555 W. JEFFERSON BLVD. STE 100
LOS ANGELES, CA 90066
OFFICE (310) 394-2623

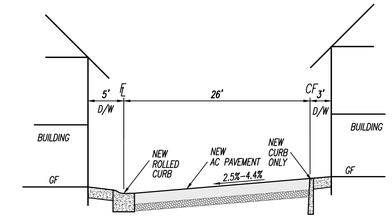
10 20 40
SCALE: 1"=40'



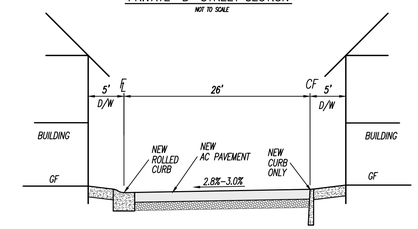
9th STREET SECTION
NOT TO SCALE



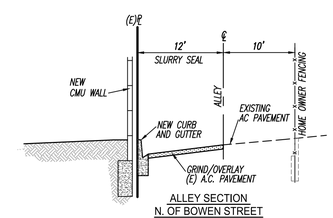
TARRAGON WAY STREET SECTION
NOT TO SCALE



PRIVATE "B" STREET SECTION
NOT TO SCALE



PRIVATE "A" STREET SECTION
NOT TO SCALE



ALLEY SECTION
N. OF BOWEN STREET
NOT TO SCALE

LEGEND

	INDICATES NET BOUNDARY LINE
A.C.	ASPHALT CONCRETE PAVEMENT
℄	CENTERLINE
CF	CURB FACE
D/W	DRIVEWAY
(E)	EXISTING
FL	FLOW LINE
GF	GARAGE FLOOR
L/A	LANDSCAPE AREA
(N)	NEW
P.C.C.	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK
O/H	OVERHEAD

SHEET INDEX

SHT	TITLE
C.1	TENTATIVE TRACT MAP
C.2	CONCEPTUAL GRADING AND DRAINAGE MAP
C.3	SECTIONS MAP
C.4	CONCEPTUAL UTILITY MAP
C.5	EXISTING CONDITIONS MAP

VICINITY MAP
N.T.S.

SAGE @ NINTH STREET

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

RC
Ridge Crest Real Estate
1800 South Brand Blvd., Suite 203
Glendale, CA 91204

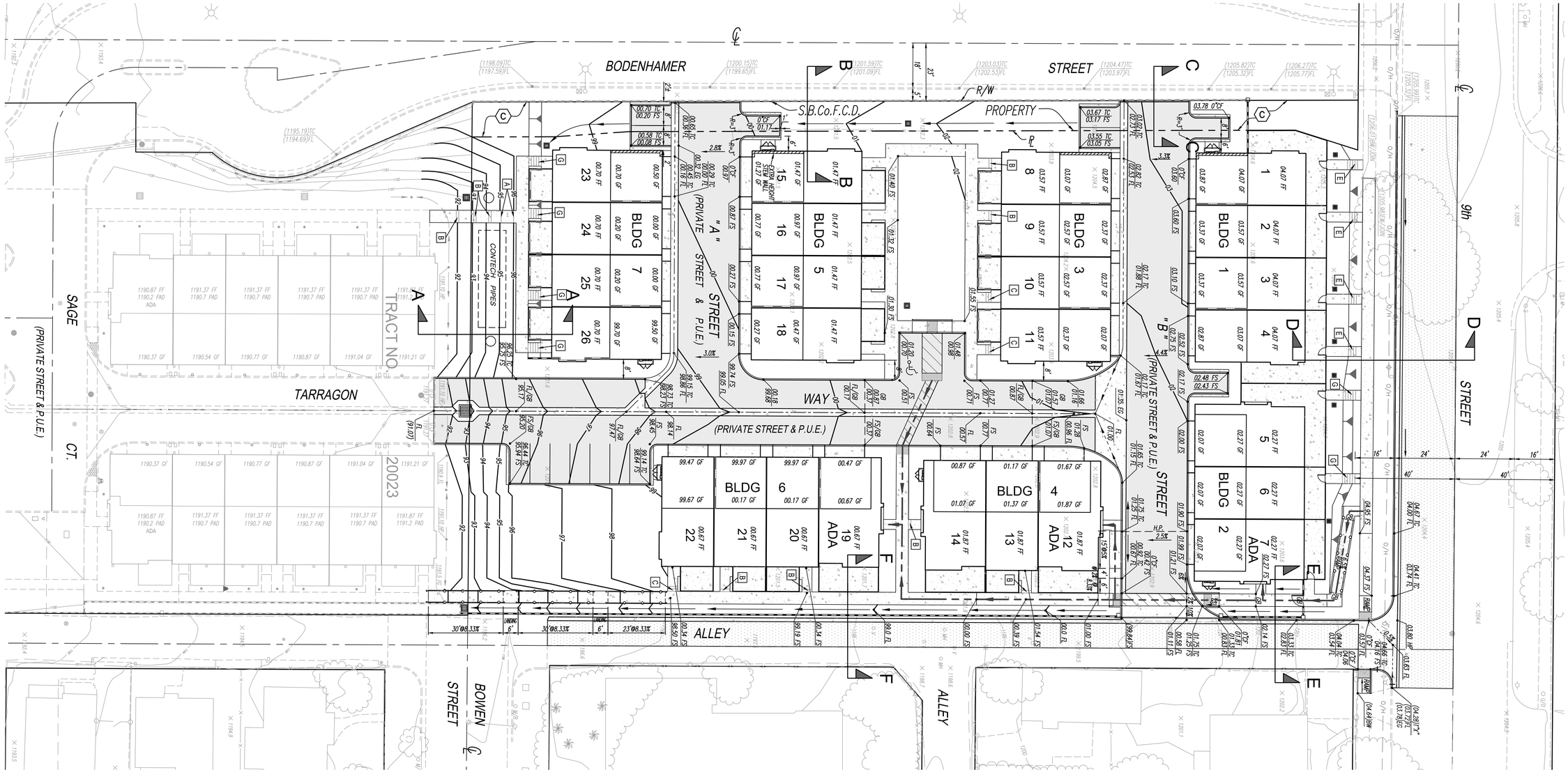
SAGE AT NINTH PHASE II
UPLAND, CA #20190329

TENTATIVE TRACT MAP NO. 20299

PREPARED BY:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016
Under The Supervision Of :
STEPHEN VENTURA R.C.E. 32437
12/12/19
DATE
REGISTERED PROFESSIONAL ENGINEER STEPHEN VENTURA RCE 32437 Exp. 12-31-20 CIVIL STATE OF CALIFORNIA

C.1

C:\Land Projects\Jn3489a – Upland 3 Acres – Boat Propty\work\Conceptual Grading\3489a Tentative Map.dwg BY: Sergio Dec 12, 2019 – 1:20:38pm



PRELIMINARY GRADING QUANTITIES

	RAW	OVER-X	10% SHRINKAGE	TOTAL
CUT	4,670 C.Y.	2,470 C.Y.	590 C.Y.	6,550 C.Y.
FILL	80 C.Y.	2,470 C.Y.	~~-0-~~	2,550 C.Y.
			EXPORT	4,000 C.Y.

NUMBER OF STEPS TABLE

- A 1-6" RISERS
- B 2-6" RISERS / 1-12" TREADS
- C 3-6" RISERS / 2-12" TREADS
- D 4-5" RISERS / 3-12" TREADS
- E 4-6" RISERS / 3-12" TREADS
- F 5-6" RISERS / 4-12" TREADS
- G 6-7" RISERS / 5-12" TREADS

SEE SHEET C.3 FOR SECTIONS

LEGEND:

- CONTECH PIPES — INDICATES CONTECH RECTANGULAR FOOTPRINT
- INDICATES FILTRATE CHAMBER
- INDICATES A.D.A. PATH OF TRAVEL
- (C) PROPOSED "USE" EASEMENT WITH SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

GRAPHIC SCALE

20 0 10 20

1 inch = 20 ft.

SAGE @ NINTH STREET

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

RC
Ridge Crest Real Estate
1800 South Brand Blvd., Suite 203
Glendale, CA 91204

SAGE AT NINTH PHASE II
UPLAND, CA #20190329

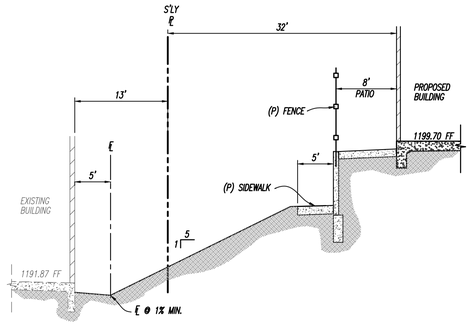
TENTATIVE TRACT MAP NO. 20299

CONCEPTUAL GRADING AND DRAINAGE MAP

PREPARED BY:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016
Under The Supervision Of :
STEPHEN VENTURA R.C.E. 32437 12/12/19 DATE
REGISTERED PROFESSIONAL ENGINEER STEPHEN VENTURA RCE 32437 Exp. 12-31-20 CIVIL STATE OF CALIFORNIA

C.2

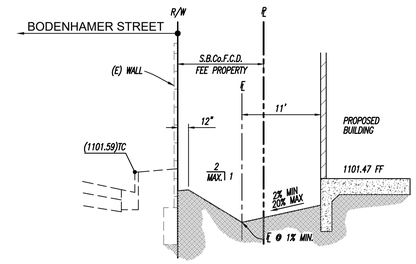
C:\Land Projects\Jn3489a - Upland 3 Acres - Boot Proprty\work\Conceptual Grading\3489a Conceptual Plan.dwg BY: Sergio Dec 12, 2019 - 1:58:48pm



SOUTHERLY SIDE OF PROJECT

SECTION A-A

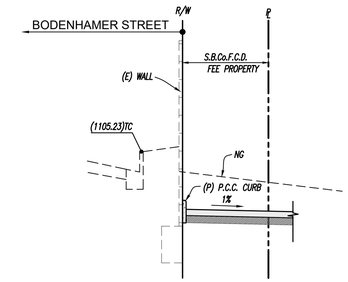
SCALE HORIZ.: 1"=10'
VERT.: 1"= 4'



WESTERLY SIDE OF PROJECT

SECTION B-B

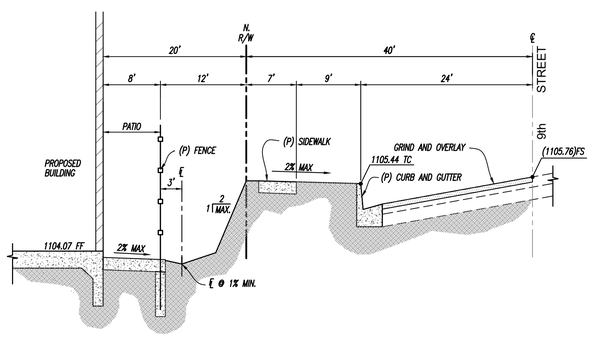
SCALE HORIZ.: 1"=10'
VERT.: 1"= 2'



WESTERLY SIDE OF PROJECT

SECTION C-C

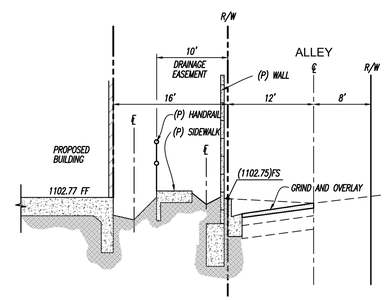
SCALE HORIZ.: 1"=10'
VERT.: 1"= 2'



NORTHERLY SIDE OF PROJECT

SECTION D-D

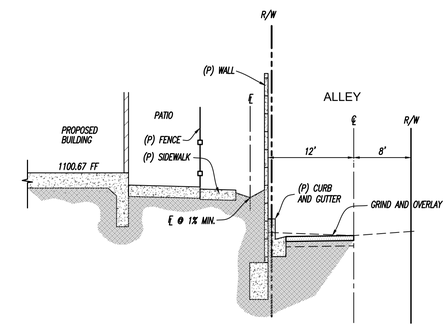
SCALE HORIZ.: 1"=10'
VERT.: 1"= 2'



EASTERLY SIDE OF PROJECT

SECTION E-E

SCALE HORIZ.: 1"=10'
VERT.: 1"= 2'



EASTERLY SIDE OF PROJECT

SECTION F-F

SCALE HORIZ.: 1"=10'
VERT.: 1"= 2'

SAGE @ NINTH STREET

ktgy

Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

RC

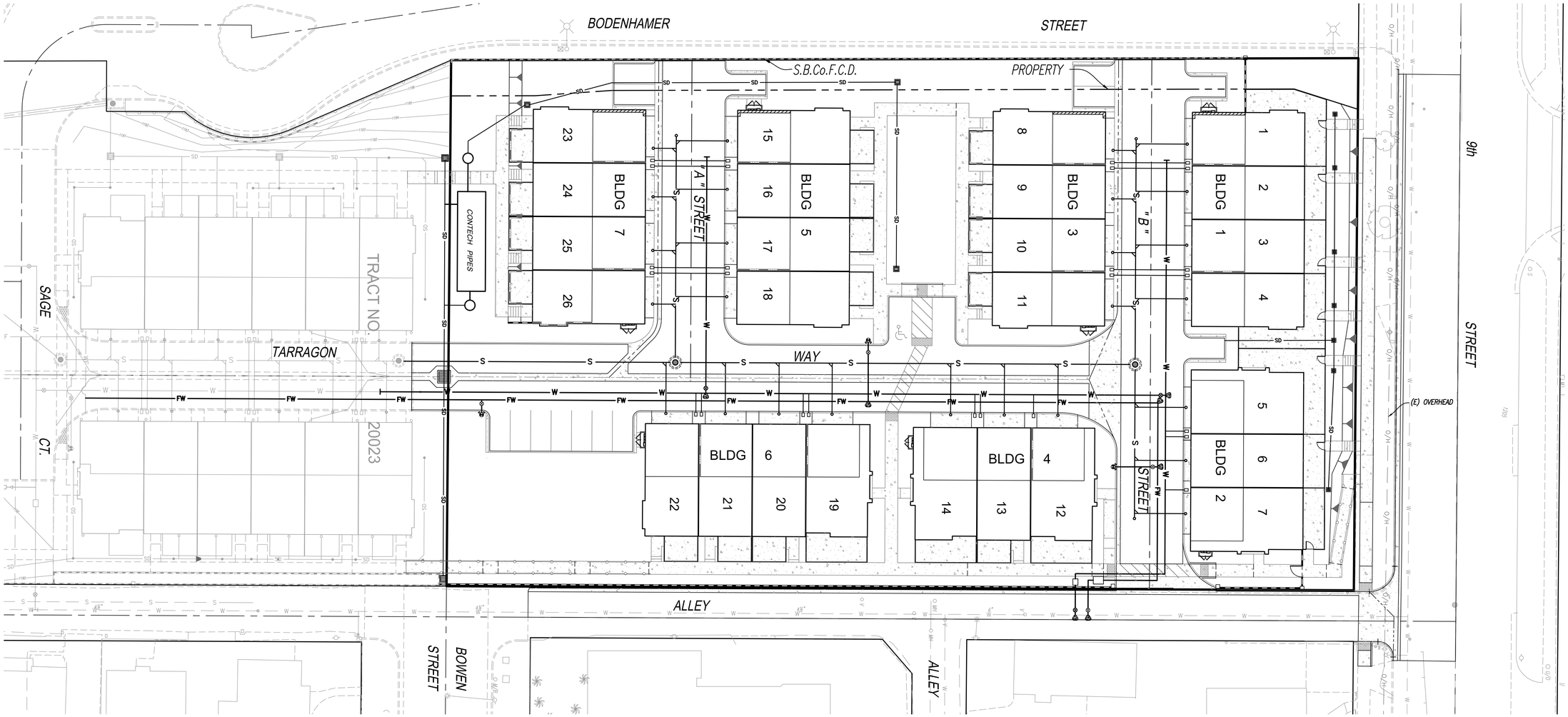
Ridge Crest Real Estate
1800 South Brand Blvd., Suite 203
Glendale, CA 91204

SAGE AT NINTH PHASE II
UPLAND, CA #20190329

TENTATIVE TRACT MAP NO. 20299
SECTIONS MAP

PREPARED BY:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016
Under The Supervision Of :
STEPHEN VENTURA R.C.E. 32437
12/12/19
DATE
REGISTERED PROFESSIONAL ENGINEER STEPHEN VENTURA RCE 32437 Exp. 12-31-20 CIVIL STATE OF CALIFORNIA

C.3



LEGEND

	PROPOSED FIRE HYDRANT	MH	EXISTING SEWER MANHOLE
	PROPOSED WATER VALVE	S	EXISTING PUBLIC SEWER LINE
	PROPOSED STORM DRAIN INLET	W	EXISTING PUBLIC WATER LINE
	PROPOSED SEWER MANHOLE	O/H	EXISTING OVERHEAD LINE
	PROPOSED WATER SERVICE W/ METERS		EXISTING PUBLIC FIRE HYDRANT
	PROPOSED SEWER LATERAL W/CLEAN-OUT		EXISTING WATER VALVE
S	PROPOSED 8" SEWER LINE	FH	FIRE HYDRANT
W	PROPOSED 8" WATER LINE	MH	MANHOLE
FW	PROPOSED 4" FIRE WATER LINE	WV	WATER VALVE
SD	PROPOSED STORM DRAIN LINE		EXISTING POWER POLE
	CONTECH RECTANGULAR FOOTPRINT		EXISTING STREET LIGHT
	FILTRATE CHAMBER		

NOTE:
ALL ONSITE UTILITES WILL BE PRIVATE

NOTE:
OVERHEAD LINES ALONG 9th STREET TO BE UNDERGROUNDED OR IN-LIEU FEE TO THE CITY FOR FUTURE UNDERGROUNDING

GRAPHIC SCALE
20 0 10 20
1 inch = 20 ft.

SAGE @ NINTH STREET

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

RC
Ridge Crest Real Estate
1800 South Brand Blvd., Suite 203
Glendale, CA 91204

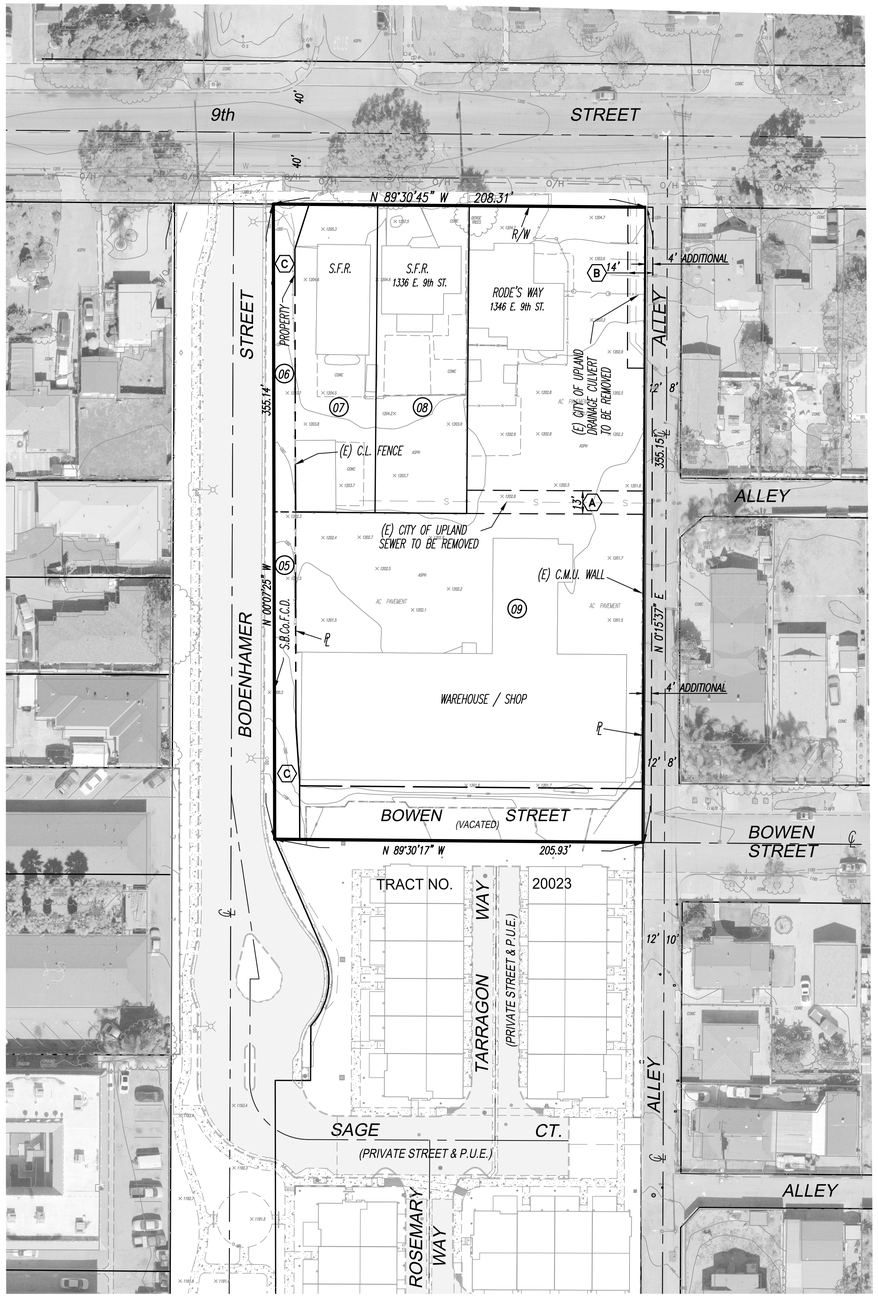
SAGE AT NINTH PHASE II
UPLAND, CA #20190329

TENTATIVE TRACT MAP NO. 20299
CONCEPTUAL UTILITY MAP

PREPARED BY:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016
Under The Supervision Of :
STEPHEN VENTURA R.C.E. 32437 DATE 12/12/19
REGISTERED PROFESSIONAL ENGINEER STEPHEN VENTURA RCE 32437 Exp. 12-31-20 CIVIL STATE OF CALIFORNIA

C.4

C:\Land Projects\Jn3489a - Upland 3 Acres - Boat Proprty\work\Conceptual Grading\3489a Conceptual Plan.dwg BY: Sergio Dec 12, 2019 - 2:03:46pm



ENGINEER
ANDREASEN ENGINEERING, INC.
580 N. PARK AVENUE
POMONA, CA 91768
OFFICE (909) 623-1595

GEOLOGIST
FEFFER GEOLOGICAL CONSULTING
1990 S. BUNDY DRIVE, STE 400
LOS ANGELES, CA 90025
OFFICE (310) 207-5048

OWNER/DEVELOPER
UPLAND 3 ACRES, LP
1875 CENTURY PARK EAST, STE 1980
LOS ANGELES, CA 90067
OFFICE (909) 492-4048

ARCHITECT
KTGY ARCHITECTURE + PLANNING
12555 W. JEFFERSON BLVD. STE 100
LOS ANGELES, CA 90066
OFFICE (310) 394-2623

EASEMENTS:

(A) 13-FOOT EASEMENT TO THE CITY OF UPLAND FOR SEWER PURPOSES AS RECORDED JUNE 23, 1965 IN BOOK 6417 PAGE 254 O.R. TO BE QUITCLAIMED.

(B) 14-FOOT EASEMENT TO THE CITY OF UPLAND FOR DRAINAGE PURPOSES AS RECORDED MARCH 18, 1994 AS INSTRUMENT NUMBER 94-134114 O.R. TO BE QUITCLAIMED.

(C) PROPOSED "USE" EASEMENT WITH SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

(09) INDICATES ASSESSORS PARCEL NUMBER

SAGE @ NINTH STREET

ktgy
Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

RC
Ridge Crest Real Estate
1800 South Brand Blvd., Suite 203
Glendale, CA 91204

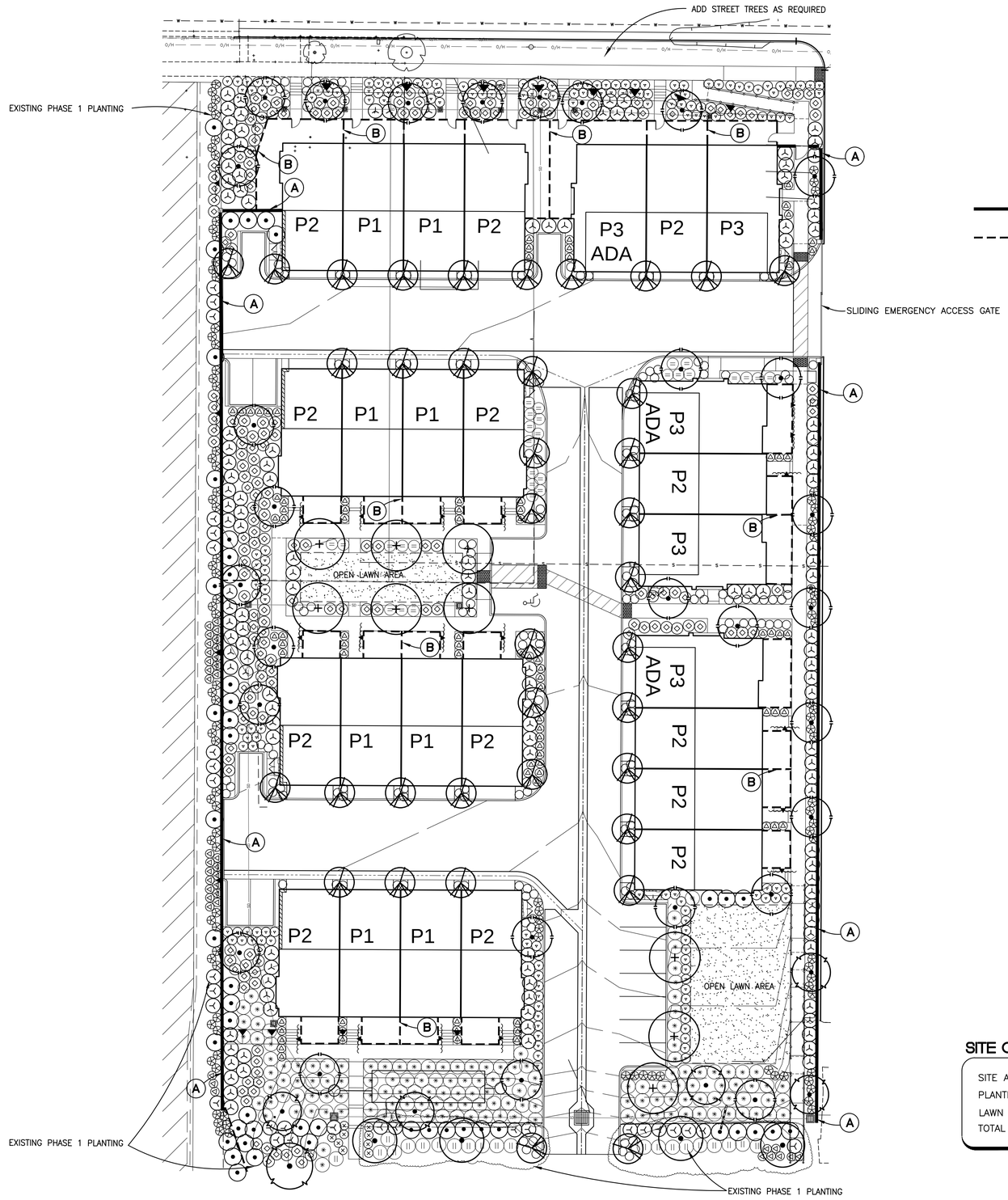
SAGE AT NINTH PHASE II
UPLAND, CA #20190329

TENTATIVE TRACT MAP NO. 20299
EXISTING CONDITIONS MAP

PREPARED BY:
ANDREASEN ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • MUNICIPAL ENGINEERING
580 NORTH PARK AVENUE, POMONA, CALIFORNIA 91768
(909)623-1595 • FAX # (909)620-0016
Under The Supervision Of :
STEPHEN VENTURA R.C.E. 32437
12/12/19
DATE
REGISTERED PROFESSIONAL ENGINEER STEPHEN VENTURA RCE 32437 Exp. 12-31-20 CIVIL STATE OF CALIFORNIA

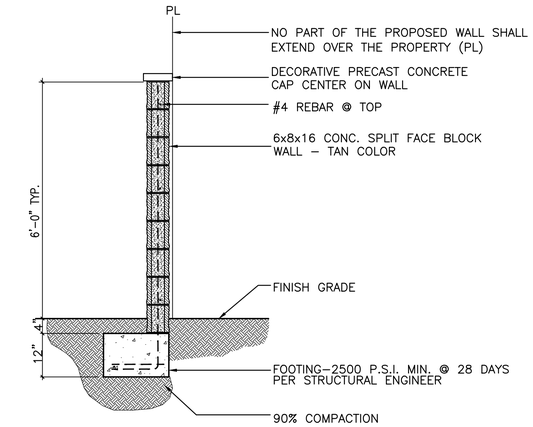
C.5

C:\Land Projects\Jn3489a – Upland 3 Acres – Boat Proply\work\Conceptual Grading\3489a Tentative Map.dwg BY: Sergio Dec 12, 2019 – 1:21:18pm



FENCE and WALL LEGEND

- (A) BLOCK WALL SEE CIVIL ENGINEER'S SHEET C-3 FOR WALL TYPES & SECTIONS
- (B) VINYL FENCES AND GATES @ PATIO AREAS SEE ARCHITECT'S PLANS



SEE CIVIL ENGINEER'S SHEET C-3 FOR WALL TYPES AND SECTIONS

(A) BLOCK WALL

N.T.S.

NOTES:

1. *ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF UPLAND CODES.*
2. *A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF UPLAND'S WATER CONSERVATION ORDINANCE.*
3. *ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.*
4. *ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.*
5. *ALL ON-SITE SLOPES 3' IN VERTICAL HEIGHT & STEEPER THAN 4 TO 1 SHALL BE PLANTED WITH A COMBINATION OF GROUNDCOVER SHRUBS, AND TREES SELECTED FROM THE PLANT LIST.*

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WUCOLS IV
	TREES:					
	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	15 GAL	5	DOUBLE STAKE / HEIGHT 7–8' , SPREAD 2'–3' MIN.	L
	CINNAMONUM CAMPHORA	CAMPHOR TREE	24" BOX	9	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	M
	PYRUS CALLERYANA 'ARISTOCRAT'	FLOWERING PEAR	24" BOX	29	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	M
	LIGUSTRUM JAPONICA 'TEXANUM STANDARD'	TEXAS PRIVET – PATIO TREE	15 GAL	35	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	SHRUBS:					
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	142	TRIANGULAR SPACING @ 5' O.C.	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	163	FULL & BUSHY @ 3' O.C.	L
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	18	FULL & BUSHY @ 6' O.C. – LARGE SHRUB	L
	ANAGOZANTHOS FLAVIDUS 'VELVET'	KANGAROO PAWS	1 GAL	172	FULL & BUSHY @ 3' O.C.	L
	LAVANDULA DENTATUM	FRENCH LAVENDER	5 GAL	29	FULL & BUSHY @ 3' O.C.	L
	WESTRINGIA FRUTICOSA 'MUNDII'	PROSTRATE COAST ROSEMARY	1 GAL.	173	TRIANGULAR SPACING @ 4' O.C.	L
	LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL	129	FULL & BUSHY @ 5' O.C. – LARGE SHRUB	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	85	FULL & BUSHY @ 3' O.C.	L
	ROSA 'GREEN CARPET RED'	RED GROUND COVER ROSE	5 GAL	47	FULL & BUSHY @ 3' O.C.	L–M
	LAWN:					
	FESTUCA ARUNDIACEA	DWARF TURF TYPE FESCUE	SOD	AS REQ.	INSTALL PER SPECIFICATIONS	H
	VINES:					
	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	18	ATTACH TO WALLS AND FENCES	M
	MULCH :					
NOT SHOWN	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D	3" DEEP – INSTALL TO ALL PLANTING AREAS	

SITE CALCULATIONS

SITE AREA	69,260 SQ. FT.	1.59 ACRES
PLANTING AREA	12,460 SQ. FT.	82% OF LANDSCAPING
LAWN AREA	2,832 SQ. FT.	18% OF LANDSCAPING
TOTAL LANDSCAPE AREA	15,292 SQ. FT.	22% OF TOTAL SITE

GRAPHIC SCALE

20 0 20 40 80

1 INCH = 20 FT.

TENATATIVE TRACT 20029

Underground Service Alert

CALL BEFORE YOU DIG

Call: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS:

NO:	DATE:	BY:		APPROVED:

DESIGNED BY: | DRAWN BY: | CHECKED BY:

REGISTERED LANDSCAPE ARCHITECT VINCENT DI DONATO – 2017 12-12-19 9-30-21 EXP. STATE OF CALIFORNIA

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
CALIFORNIA LICENSE #2017
RECREATION FACILITIES PLANNING
41635 ENTERPRISE CIRCLE NORTH, SUITE C
TEMECULA, CA 92590 (951) 296-6802

PREPARED UNDER THE SUPERVISION OF: VINCENT DI DONATO

DATE: 12-12-19

SCALE: AS NOTED | BENCHMARK:

DATE: 12-12-19

APPROVED BY:

SUPERINTENDENT OF PUBLIC WORKS

DATE:

City of Upland
460 N. EUCLID AVENUE
UPLAND, CA 91786
(909) 931-4100

City of Upland
SAGE AT 9TH ST. PHASE 2
LANDSCAPE PLAN

W.O. | F.N.

L-1

OF 2 SHEETS

FILE NO.

PRINT Date: 12 Dec 19 – 2:01 pm

FENCE and WALL LEGEND

- (A) BLOCK WALL SEE CIVIL ENGINEER'S SHEET C-3 FOR WALL TYPES & SECTIONS
- (B) VINYL FENCES AND GATES @ PATIO AREAS SEE ARCHITECT'S PLANS

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WUCOLS IV
	TREES:					
	CHITALPA TASHKENTENSIS	PINK FLOWERING CHITALPA	15 GAL	5	DOUBLE STAKE / HEIGHT 7–8' , SPREAD 2'–3' MIN.	L
	CINNAMONUM CAMPHORA	CAMPHOR TREE	24" BOX	9	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	M
	PYRUS CALLERYANA 'ARISTOCRAT'	FLOWERING PEAR	24" BOX	29	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	M
	LIGUSTRUM JAPONICA 'TEXANUM STANDARD'	TEXAS PRIVET – PATIO TREE	15 GAL	35	DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN.	L
	SHRUBS:					
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	142	TRIANGULAR SPACING @ 5' O.C.	
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	163	FULL & BUSHY @ 3' O.C.	L
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	18	FULL & BUSHY @ 6' O.C. – LARGE SHRUB	L
	ANAGOZANTHOS FLAVIDUS 'VELVET'	KANGAROO PAWS	1 GAL	172	FULL & BUSHY @ 3' O.C.	L
	LAVANDULA DENTATUM	FRENCH LAVENDER	5 GAL	29	FULL & BUSHY @ 3' O.C.	L
	WESTRINGIA FRUTICOSA 'MUNDII'	PROSTRATE COAST ROSEMARY	1 GAL.	173	TRIANGULAR SPACING @ 4' O.C.	L
	LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL	129	FULL & BUSHY @ 5' O.C. – LARGE SHRUB	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	85	FULL & BUSHY @ 3' O.C.	L
	ROSA 'GREEN CARPET RED'	RED GROUND COVER ROSE	5 GAL	47	FULL & BUSHY @ 3' O.C.	L–M
	LAWN:					
	FESTUCA ARUNDIACEA	DWARF TURF TYPE FESCUE	SOD	AS REQ.	INSTALL PER SPECIFICATIONS	H
	VINES:					
	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	18	ATTACH TO WALLS AND FENCES	M
	MULCH :					
NOT SHOWN	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D	3" DEEP – INSTALL TO ALL PLANTING AREAS	

GRAPHIC SCALE

20 0 20 40 80

1 INCH = 20 FT.

TENATATIVE TRACT 20029

Underground Service Alert

Call: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

REVISIONS:

NO:	DATE:	BY:		APPROVED:

DESIGNED BY: DRAWN BY: CHECKED BY:

REGISTERED LANDSCAPE ARCHITECT VINCENT DI DONATO – 2017 12-12-19 9-30-21 EXP. STATE OF CALIFORNIA

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
CALIFORNIA LICENSE #2017
RECREATION FACILITIES PLANNING
41635 ENTERPRISE CIRCLE NORTH, SUITE C
TEMECULA, CA 92590 (951) 296-6802

PREPARED UNDER THE SUPERVISION OF: VINCENT DI DONATO
DATE: 12-12-19
SCALE: AS NOTED
BENCHMARK:
DATE: 12-12-19

APPROVED BY:
SUPERINTENDENT OF PUBLIC WORKS
DATE:

City of Upland
460 N. EUCLID AVENUE
UPLAND, CA 91786
(909) 931-4100

City of Upland
SAGE AT 9TH ST. PHASE 2
COLOR LANDSCAPE PLAN

W.O. F.N.

L-2
OF 2 SHEETS
FILE NO.

PRINT Date: 12 Dec 19 – 2:03 pm

PLANNING COMMISSION REPORT

ITEM NO. 2

DATE: MAY 27, 2020

TO: PLANNING COMMISSION

FROM: ROBERT D. DALQUEST, DEVELOPMENT SERVICES DIRECTOR

PREPARED BY: MIKE POLAND, CONTRACT PLANNING MANAGER

SUBJECT: PUBLIC HEARING TO RECOMMEND THAT THE CITY COUNCIL ADOPT VEHICLE MILES TRAVELED THRESHOLDS AND ADOPTION OF LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDED ACTION

Adopt a Resolution recommending City Council approval of City of Upland's Traffic Impact Analysis (TIA) Guidelines threshold of significance for vehicle miles traveled (VMT) to comply with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA) Guidelines.

REQUEST

The proposed TIA Guidelines for Vehicle Miles Traveled (VMT) include methodology, thresholds of significance, and mitigation measures for analyzing VMT impacts to comply with Senate Bill SB743 and CEQA Guidelines. Once adopted, the Guidelines for VMT will outline the City's process for analysis of a project's transportation impacts related to VMT under CEQA.

BACKGROUND

Typical CEQA Practice

Under CEQA, lead agencies must determine whether a proposed project has the potential to cause significant environmental impacts. This determination must be based, to the extent possible, on factual data and scientific methods of analysis. The project's effect on transportation is one of the areas that must be analyzed. For many years, the City of Upland has used vehicle Level of Service ("LOS") as the primary measure of a project's transportation impacts.

LOS is a qualitative description of traffic flow based on factors of speed, delay, and freedom to maneuver. Six levels are defined from LOS A, which reflects free-flow conditions where there is very little interaction between vehicles, to LOS F, where the vehicle demand exceeds the capacity and high levels of vehicle delay result. LOS E represents "at-capacity" operations. When traffic volumes exceed the intersection capacity, stop-and-go conditions result and a vehicle may wait through multiple signal cycles before passing through the intersection; these operations are designated as LOS F. The calculation of vehicle LOS is done through the application of specialized software and is based on traffic counts, observations of vehicle interactions, and data about traffic signal operations (at those signalized intersections).

Under CEQA, agencies must decide what constitutes a significant environmental impact. The CEQA Guidelines encourage the use of thresholds of significance; these can be quantitative or qualitative performance standards by which the agency can measure the amount of impact the project causes and thereby determine if the project's impacts are significant. In the City of Upland, the typical CEQA practice has been to apply a threshold of LOS D or E, depending on the location and context. This is based on the policy in the Circulation Element of the General Plan which set a threshold of LOS D at all intersections outside of the Downtown Specific Plan area and Transit Priority Roadways, and LOS E at all intersections within the Downtown Specific Plan area and intersections along the Transit Priority Roadways. The LOS metric will still be analyzed for a General Plan consistency determination but not from an environmental impact standpoint, as SB 743 eliminated the LOS metric from CEQA analysis (See discussion in the next section).

Mitigating a LOS impact typically involves making changes to the physical transportation system in order to accommodate additional vehicles and reduce delays. These mitigations may involve actions such as installing traffic signals, adding turn lanes, widening roads, or paying of transportation impact fee ("OSIP") to contribute towards capital improvements.

Changes in CEQA Practice

California legislation, Senate Bill (SB) 743, signed into law by the Governor in 2013, changed California Environmental Quality Act (CEQA) requirements for analysis of a project's transportation impacts on the environment under CEQA. The new law eliminates auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts on the environment. As of July 1, 2020, SB 743 will require Vehicle Miles Traveled (VMT) to be the new analysis metric for determining impacts on the environment from transportation as part of environmental analysis required under CEQA. However, SB 743 does not prevent a city or county from continuing to analyze delay or LOS as part of other plans (i.e., the general plan), studies, or ongoing network monitoring. All jurisdictions within California are required to comply with SB 743.

The intent of SB 743 is to appropriately balance the needs of congestion management with statewide goals related to infill development, promoting public health through active transportation (e.g., walking and biking) and reducing greenhouse gas emissions. SB 743 provides local jurisdictions the flexibility of determining the methodology and thresholds of significance most appropriate for the jurisdiction as long as the methodology and thresholds are substantiated by evidence. Further, CEQA Guidelines Section 15064.7(b) states, "each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects."

DISCUSSION

To prepare for and meet the requirements of SB743, the City's Development Services Department has utilized the San Bernardino County Transit Authority Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled prepared by the transportation planning/engineering consultant of Fehr & Peers, dated February 2020, to assist the City in developing VMT Guidelines tailored to the City of Upland. The proposed TIA Guidelines Update was developed through a comprehensive SB 743 implementation study and addresses VMT methodology, CEQA thresholds of significance, and mitigation measures for use in preparing traffic impact analyses in compliance with SB743 and CEQA requirements. Fehr & Peers provided the City with technical guidance on four possible threshold options from which the City could utilize. Since local agencies have the option to choose a threshold best suited for their community, the Guidelines utilize threshold Option 3 – Better than General Plan buildout. Option 3 is recommended by Staff because it relies on and is consistent with the unique character of the City of Upland, including our General Plan. Further, it is an achievable threshold suited for development in the City of Upland, particularly development consistent with General Plan land use and General Plan buildout. The City's current TIA Guidelines will continue to require TIA analysis of LOS for traffic improvements needed for development; however, an LOS analysis will not be required under CEQA.

The following summarizes the proposed City of Upland TIA Guidelines for analyzing VMT under CEQA.

Process - To evaluate VMT impacts of a project under CEQA, the process first begins by determining if an activity is a project under CEQA. Generally, development projects that require a discretionary approval or action (e.g., tract map, conditional use permit, plot plan review, etc.) are a project under CEQA to be evaluated for environmental impacts per CEQA Statutes and Guidelines. City projects, such as transportation projects under the City Capital Improvements Program (CIP), would also generally be projects evaluated under CEQA.

Initial Screening

If the action is a project under CEQA, the process involves initial screening to review a proposed project against a checklist of types of projects automatically screened from further review of VMT impacts. The proposed Guidelines outline initial screening steps, which includes a list of several types of projects or conditions that would automatically exclude a project from further review, including but not limited:

- Projects that generate less than 110 daily trips
- Local-serving retail less than 50,000 square feet
- Local serving schools, affordable housing, senior housing, public institutions, parks, other local-serving uses.
- Development in a Transit Priority Area (TPA) and consistent with the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). A TPA is a half-mile area around an existing major transit stop or an existing stop along a high quality transit corridor. The area around the City's Metrolink station and the high-quality transit corridor on Foothill Blvd are the current TPAs in the City of Upland.
- Development in a low VMT generating area, consistent with the RTP/SCS, and consistent with development currently in that zone.

VMT Analysis - Projects Not Screened Out:

Projects not screened out in the initial screening step will need to complete a VMT analysis and forecasting through the current San Bernardino County Traffic Analysis Model to determine if VMT impacts are significant. This analysis will need to include 'project generated VMT' and 'project effect on VMT' estimates of a Transportation Analysis Zone (TAZ) or TAZs in which the project is located. This process includes:

- Use of the current San Bernardino County Traffic Analysis Model to estimate the project-generated VMT and the project-effect on VMT;

- Compare baseline and future years to the County General Plan Buildout average VMT per service population; and
- Project-generated impact would occur if development VMT per service population is more than (i.e., not more efficient) the average VMT per service population from General Plan Buildout Countywide;
- If a project-generated impact is found to be significant, compare baseline and future years to the Citywide VMT per service population; and
- Project-effect on VMT impact would occur if Citywide VMT per service population increases with the addition of the development;
- If VMT impacts are significant (i.e., exceed the Guidelines threshold of significance), the Guidelines include options for mitigation measures that may be feasible to reduce impacts to a less than significant level. Where mitigation measures cannot achieve a less than significant level, an environmental impact report may be required for a project.

All local jurisdictions have the discretion to choose an appropriate threshold and regional benchmark. The City has chosen to benchmark to the San Bernardino County average when evaluating project-generated impacts. The City's goal is to balance the need to reduce GHG and VMT while meeting the goals of their community. The City average VMT per service population is lower than the County average VMT per service. The intent of SB 743 is to promote infill development and reduce GHGs – promoting development in VMT-efficient areas (i.e. Cities that have VMT per service population below the County average) would therefore further the legislative intent of SB 743.

Mitigation of Impacts:

The proposed VMT Guidelines include a list of mitigation measures. Included, are mitigation measures that may be feasible for a given project that would be determined on a case-by-case basis. Possible VMT mitigation option categories include:

1. Transportation demand management (TDM) measures. TDMs are strategies that reduce vehicle travel through incentives and disincentives often tied to the cost and convenience of vehicle travel. Examples of TDMs are:
    - Encourage telecommuting and alternative work schedules
    - Ride-sharing programs – This strategy focuses on encouraging carpooling and vanpooling by project site/building tenants.

2. Modifying the project. This option generally involves changing built environment characteristics of a project, such as its land use density or diversity in land uses to reduce vehicle travel.

3. Mitigation Bank/Exchange - A mitigation bank could serve as an entity or organization that pools fees from development projects across multiple

jurisdictions to spend on larger scale mitigation projects. With this type of program, fees could be directed to a few larger projects that have the potential for a more significant reduction in VMT with the program being regional in nature. Please note, no mitigation banks or exchanges currently exist or are available for project mitigation as of May 2020. SBCTA has received a grant from SCAG to study a regional mitigation bank/exchange program. This mitigation option is not expected to be available in the short term but is expected to provide additional mitigation options in the future.

In conclusion, the proposed TIA Guidelines update utilizes the current best available practices for analyzing VMT (methodology, threshold of significance and mitigation measures), and complies with SB743 and the CEQA. The proposed TIA Guidelines for VMT apply to analysis of VMT impacts under CEQA. They will not eliminate the City's existing TIA Guidelines for LOS, which will continue to apply in determining compliance with the General Plan and per Traffic Engineering requirements.

FINDINGS

Findings for the TIA Guidelines update are included in the attached draft resolution.

ENVIRONMENTAL DETERMINATION

The project is determined to be Categorically Exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15308, Actions by Regulatory Agencies for Protection of the Environment, Class 8, as the project (Update to City traffic impact analysis [TIA] Guidelines to comply with SB743 and CEQA Guidelines) consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The project is also exempt under CEQA Guidelines Section 15061(b) (3)) Common Sense exemption as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

ATTACHMENTS

A. Resolution Attachment A - TIA Guidelines for VMT
B. Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment prepared by Fehr & Peer, dated 2020)

Exhibit A – Resolution
TIA Guidelines for VMT

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF UPLAND, CALIFORNIA RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING THE PROPOSED CITY OF UPLAND TRAFFIC IMPACT ANALYSIS GUIDELINES THRESHOLDS OF SIGNIFICANCE FOR VEHICLE MILES TRAVELED TO COMPLY WITH SENATE BILL 743 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Intent of the Parties and Findings:

WHEREAS, in early 2020 the City of Upland initiated an update to the City Traffic Impact Analysis (TIA) Guidelines to comply with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA); and

WHEREAS, a key element of SB 743, signed into law in 2013, is the elimination of automobile delay and level of service (LOS) as the sole basis of determining environmental impacts under CEQA; and

WHEREAS, the most recent CEQA Guidelines, adopted by the State Office of Planning and Research (OPR) in December 2018, recommend "vehicle miles traveled" (VMT) as the most appropriate measure of project transportation impacts, and define VMT as the amount and distance of automobile travel attributable to a project; and

WHEREAS, CEQA Guidelines Section 15064.7(b) states that "each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects. Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule or regulation and developed through a public review process and be supported by substantial evidence"; and

WHEREAS, on July 1, 2020, SB743 and CEQA Guidelines will require all jurisdictions statewide to analyze VMT as part of traffic impact analysis under CEQA; and

WHEREAS, the proposed update to the City's TIA Guidelines includes methodology, thresholds of significance and mitigation measures for VMT to be utilized for traffic impact analysis under CEQA; and

WHEREAS, the proposed update to the City's TIA Guidelines, including the proposed threshold of significance for VMT, complies with CEQA and is supported by substantial evidence; and

WHEREAS, on May 27, 2020, the City of Upland Planning Commission, considered the proposed TIA Guidelines threshold of significance for VMT; received public testimony; reviewed all materials in the staff report and accompanying documents to recommend adoption of the TIA Guidelines threshold of significance for VMT; and considered the requirements of CEQA (Public Resources Code Section 21000 et seq.) with regard to the possible impacts that the proposed TIA Guidelines threshold of significance for VMT may have upon the environment.

NOW, THEREFORE, BE IT RESOLVED that the City of Upland Planning Commission recommends that the City Council of the City of Upland make the following findings:

Section 1. The above recitals are true and correct and are incorporated herein.

Section 2. That the City Council find the proposed TIA Guidelines threshold of significance for VMT to be Categorically Exempt under CEQA and CEQA Guidelines Section 15308, Actions by Regulatory Agencies for Protection of the Environment, Class 8, as the update to the City's TIA Guidelines to comply with SB743 and CEQA ("Project") consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Further, the proposed TIA Guidelines threshold of significance for VMT is Exempt under CEQA Guidelines Section 15061(b)(3) Common Sense Exemption, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 3. That the City Council find the proposed TIA Guidelines threshold of significance for VMT complies with SB 743 and CEQA Guidelines.

Section 4. That the City Council find the proposed TIA Guidelines threshold of significance for VMT is consistent with the requirements of the City of Upland Municipal Code.

Section 5. That the City Council find the proposed TIA Guidelines threshold of significance for VMT will preserve the health, safety, and general welfare of the residents of and visitors to the City of Upland.

Section 6. That the City Council find the proposed TIA Guidelines threshold of significance for VMT is consistent with the 2015 General Plan.

Section 7. That the City Council adopt the proposed TIA Guidelines threshold of significance for VMT, as set forth in Exhibit A hereto.

Section 8. That, except as otherwise expressly provided herein, the provisions of CEQA and the State CEQA Guidelines specific to CEQA requirements for VMT analysis are hereby referred to, adopted and made a part of this Resolution with

the same effect as if fully set forth herein, and all the provisions thereof shall apply to projects proposed to be carried out or given discretionary review and approval by the City. All future state legislation and revisions to the CEQA Guidelines requiring revisions to the City's TIA Guidelines for VMT shall hereafter be considered part of the City of Upland TIA Guidelines for VMT without further action by the City Council, and the City Attorney's Office, Development Services Director, and Public Works Director are hereby authorized and instructed to amend the City of Upland TIA Guidelines for VMT.

Section 9. Severability. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional, without regard to whether any portion of the Resolution would be subsequently declared invalid or unconstitutional.

Section 10. Effective Date. This Resolution shall become effective upon its adoption.

Section 11. Notice of Adoption. The Secretary of the Planning Commission of the City of Upland shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 27th day of May, 2020.

_____

Robin Aspinall, CHAIR

ATTEST:

_____
Robert D. Dalquest, SECRETARY

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Upland at a regular adjourned meeting thereof held on the 27th day of May, 2020, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

_____
Robert D. Dalquest, SECRETARY

Exhibit B – Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment prepared by Fehr & Peers, dated 2020)

Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment

FEHR PEERS

February 2020

Table of Contents

Introduction **3**

Background Information 4

Note to SBCTA Member Agencies 5

Guidelines Organization 5

Introduction **6**

CEQA Changes 7

Need for Transportation Impact Analysis **9**

TIA REVIEW 10

CEQA Assessment - VMT Analysis **24**

Analysis Methodology 25

CEQA VMT Impact Thresholds 29

VMT Mitigation Measures 30

CEQA Assessment - Active Transportation and Public Transit Analysis **31**

Transportation Impact Study Format 33

Attachments **36**

Detailed VMT Forecasting Information 37

Introduction

Background Information

SB 743, signed by the Governor in 2013, is changing the way transportation impacts are identified. Specifically, the legislation has directed the Office of Planning and Research (OPR) to look at different metrics for identifying transportation as a CEQA impact. The Final OPR guidelines were released in December 2018 and identified vehicle miles of travel (VMT) as the preferred metric moving forward. The Natural Resources Agency completed the rule making process to modify the CEQA guidelines in December of 2018. The CEQA Guidelines identify that, by July of 2020 all lead agencies must use VMT as the new transportation metric for identifying impacts for land use project.

In anticipation of the change to VMT, SBCTA is currently completing a SB 743 Implementation Study to assist their member organizations with answering important implementation questions about the methodology, thresholds, and mitigation approaches for VMT impact analysis. The SBCTA study includes the following main components.

- Thresholds Evaluation Memorandum – Potential thresholds SBCTA agencies could consider when establishing thresholds of significance for VMT assessment
- Sample Projects Memorandum – Types of VMT that could be considered for impact assessment and how project assessment could be performed.
- Tools Evaluation Memorandum – Types of tools that could be used to estimate VMT and the pros/cons associated with each tool
- Mitigation Memorandum – Types of mitigation that can be considered for VMT mitigation
- VMT Screening Tool – An on-line GIS tool that can be used for VMT screening. This tool is currently under development but will be available for all member agencies to use.

All SBCTA agencies can utilize the information produced through the Implementation Study to adopt their own methodology and significance thresholds for use in CEQA compliance. As noted in CEQA Guidelines Section 15064.7(b) below, lead agencies are encouraged to formally adopt their significance thresholds and this is key part of the SB 743 implementation process. .

> *(b) Each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental effects. Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule, or regulation, and developed through a public review process and be supported by substantial evidence. Lead agencies may also use thresholds on a case-by-case basis as provided in Section 15064(b)(2).*

To complement the previous work, SBCTA has produced these Transportation Impact Analysis (TIA) Guidelines to outline the specific steps for complying with the new CEQA expectations for VMT analysis and the applicable general plan consistency requirements, which may still involve performing level of service (LOS) analysis for most agencies. ***These guidelines are intended to be a discretionary 'template' that SBCTA agencies may choose to use or modify.***

Is Level of Service Still Important?

Many jurisdictions in the SBCTA region have adopted vehicle LOS policies that set standards for which local agency infrastructure will strive to maintain. These policies are contained in general plans and therefore apply to discretionary approvals of new land use and transportation projects. Therefore, these guidelines also include instructions for vehicle LOS analysis consistent with general plan requirements. The LOS guidelines are largely based on the SBCTA Congestion Management Plan (CMP) guidelines that were updated in 2016 and have been updated to reflect state of the practice.

Note to SBCTA Member Agencies

These guidelines have been developed as a resource to SBCTA member agencies. As such, member agencies should utilize and modify these guidelines at their discretion to assist with traffic impact analysis requirements.

In many cases, these guidelines represent thresholds recommended by SBCTA that are applicable to most SBCTA member agencies; however, lead agencies may wish to modify the identified requirements to reflect appropriate goals and values of the agency.

Finally, it should be noted that CEQA requirements change as the CEQA Guidelines are periodically updated and/or legal opinions are rendered that change how analysis is completed. As such, SBCTA local agencies should continually review their guidelines for applicability and consultants should contact the member agency to ensure that they are applying the most recent guidelines for project impact assessment.

Guidelines Organization

The remainder of this guidelines document is organized as follows. We have attempted to organize this memorandum to provide background information, assessment for congestion management/ General Plan Consistency (e.g. LOS analysis), and CEQA assessment (e.g. VMT analysis).

1. Introduction
2. Need for Transportation Impact Study
3. LOS Assessment for General Plan Consistency
4. CEQA Assessment - VMT Analysis
5. CEQA Assessment - Active Transportation and Public Transit Analysis
6. Transportation Impact Analysis Format

Introduction

One of the fundamental roles of government agencies is the construction and maintenance of public infrastructure facilities including roadways, rail and bus facilities, bicycle and pedestrian infrastructure, water lines, sanitary sewer lines, stormwater treatment facilities, parks, and other public facilities.

When private development occurs, it is the responsibility of government to ensure that there are adequate public facilities to serve increment population and employment growth. For the transportation system, one way to address this issue is the preparation of a Traffic Impact Analysis (TIA).

For the past several decades, the preparation of a TIA was integrated into the CEQA process, in which the TIA was used primarily to analyze a project's impacts under CEQA. However; with the passage of SB 743, changes to the TIA process are necessary. Specifically, a TIA may be need as a stand-alone document which is a requirement of project approval and will include information for the decision makers that is not required as part of the CEQA process.

The purpose of Transportation Impact Analysis (TIA) Guidelines is to provide general instructions for analyzing the potential transportation impacts of proposed development projects. These guidelines present the recommended format and methodology that should generally be utilized in the preparation of TIAs. These recommendations are based on San Bernardino County's most recent TIA Guidelines with updates to comply with the state of the practice advances and new California Environmental Quality Act (CEQA) expectations prompted by Senate Bill 743 (SB 743). These recommendations are general guidelines and the local agency has the discretion to modify the TIA requirements based on the unique characteristics of a particular project.

CEQA Changes

Since the last TIA Guidelines update, SB 743 was signed into law. A key element of this law is the elimination of auto delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts. This change is intended to assist in balancing the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions.

SB 743 contains amendments to current congestion management law that allows cities and counties to effectively opt-out of the LOS standards that would otherwise apply in areas where Congestion Management Plans (CMPs) are still used (including San Bernardino County). Further, SB 743 required the Governor's Office of Planning and Research (OPR) to update the CEQA Guidelines and establish criteria for determining the significance of transportation impacts. In December 2018, OPR released their final recommended guidelines based on feedback with the public, public agencies, and various organizations and individuals. OPR recommended Vehicle Miles Traveled (VMT) as the most appropriate measure of project transportation impacts for land use projects and land use plans. For transportation projects, lead agencies may select their own preferred metric

but must support their decision with substantial evidence that complies with CEQA expectations. SB 743 does not prevent a city or county from continuing to analyze delay or LOS outside of CEQA review for other transportation planning or analysis purposes (i.e., general plans, impact fee programs, corridor studies, congestion mitigation, or ongoing network monitoring); but these metrics may no longer constitute the sole basis for CEQA impacts.

These updated TIA Guidelines have been designed to comply with the new CEQA Guidelines expectations and build on the information prepared for SBCTA's Implementation Study. The TIA Guidelines are intended for the sole use of SBCTA member agencies. Each member agency can utilize or modify these guidelines as appropriate.

Need for Transportation Impact Analysis

These guidelines describe the key elements required for preparing Traffic Impact Analysis Reports (TIA Reports) for the Congestion Management Program (CMP) in San Bernardino County. The purpose of these guidelines is to achieve a common approach to preparation of TIA Reports by all jurisdictions, thereby reducing inconsistencies and disagreements on how such studies should be performed.

TIA Reports shall be prepared by local jurisdictions when local criteria and thresholds indicate they are necessary. However, TIA Reports must be prepared to satisfy CMP requirements, except as noted below, when a proposed change in land use, development project, or at local discretion, a group of projects are forecast to equal or exceed the CMP threshold of 250 two-way peak hour trips generated, based on trip generation rates published for the applicable use or uses in the Institute of Transportation Engineers' Trip Generation or other CMA-approved data source. Pass-by trips shall not be considered in the threshold determination. However, industrial, warehousing and truck projects shall convert trucks to PCE's *(or appropriately adjust the capacity assessment to reflect the increase in heavy vehicles)* before applying the threshold.

Jurisdictions that have implemented qualifying development mitigation programs that achieve development contribution requirements established by the SANBAG Development Mitigation Nexus Study are not required to prepare TIA reports for CMA review. However, until these jurisdictions have agreements with Caltrans regarding State highway facilities within the jurisdiction, any project meeting the CMP threshold of 250 two-way peak hour trips that expects to add at least 50 peak hour trips to a State highway facility is required to prepare a TIA report for Caltrans' review. If a project is forecast to generate 100 to 250 peak hour trips and expects to add at least 50 peak hour trips to a State highway facility, the jurisdiction should consult with Caltrans to determine the need for a TIA report. Refer to Figure B-1 *in the CMP* for a flow chart that defines when TIA reports need to be prepared.

Projects shall not be split to avoid the CMP requirements. If an additional phase of a project, when added to the preceding phases, causes the sum of the phases to exceed the threshold, the entire project must be analyzed as a unit. The analysis must be conducted when the phases are anticipated and should not wait for later phases, even if earlier phases alone would not exceed the threshold.

Locally determined criteria may be developed which are more stringent than those identified above. Individual development projects, parcels, or proposals in the same geographic vicinity that can reasonably be combined into a single project for analysis purposes which meets the threshold requirements for a TIA Report shall be analyzed as a single project.

TIA REVIEW

All TIA Reports shall be copied to the CMA. If a TIA Report is prepared by the local jurisdiction as stated above and if the TIA Report determines that the project would add 50 or more 2-way peak-hour trips to a CMP arterial within another jurisdiction or 100 2-way peak hour trips to a freeway, that jurisdiction (and Caltrans, if a state highway) shall be provided a copy of the TIA Report by the

permitting jurisdiction. However, these criteria are not intended to determine when a local jurisdiction prepares a TIA Report.

It is the responsibility of the local jurisdiction to provide review copies of the TIA Report to the CMA and to potentially impacted jurisdictions so that review will occur in concert with the permitting jurisdiction's project review schedule and prior to any approval or permitting activity. (Note: the transmittal letter shall indicate the agencies receiving the TIA report.) The period allotted for review shall be stipulated by the permitting jurisdiction but shall not be less than 15 working days from the date the CMA receives the report. To establish the date of receipt, it is encouraged the report be transmitted by certified mail. Should serious technical flaws be identified in the TIA Report such that the permitting jurisdiction chooses to recirculate the TIA Report, the recirculated document shall be reviewed no later than 10 working days from the date of receipt.

Note: Caltrans' review period is 30 days, consistent with CEQA. Lack of comment by Caltrans does not imply acceptance. If an encroachment permit will be required for the project, it is recommended that the jurisdiction work with Caltrans to resolve any outstanding comments before proceeding to project approval.

The reports focus on the potential impacts of land use decisions on the CMP system. These reports are used in conjunction with modeling for the CMP system to forecast transportation deficiencies in San Bernardino County. While there are unique aspects to many projects, the approach outlined here can be applied to the vast majority of projects. The preparer of the report is responsible for presenting all the relevant information that would be helpful in making transportation-related decisions. The guidelines presented here should be regarded as typical minimum requirements. They are not a substitute for exercising good planning and engineering judgment. Local agencies may wish to include additional requirements for traffic analysis beyond those for the CMP. Only the CMP requirements are addressed here; any requirements added by a jurisdiction apply only in that jurisdiction, unless otherwise agreed.

Other information relating to the preparation of a TIA Report may be found in Chapter 4 of the Congestion Management Program for San Bernardino County. Preparers of TIA Reports should consult the CMP for additional detail.

Implications of CMP Review

The authority to make land use decisions rests with local jurisdictions. A Land Use/Transportation Analysis Program consistent with the CMP guidelines has the potential to influence local land use decisions by requiring full evaluation and disclosure of impacts to the regional transportation system, regardless of jurisdictional boundaries. Local jurisdictions are required to maintain the adopted standards on the CMP system, so it is essential that local jurisdictions consider the necessary actions and costs required to mitigate impacts that result from local land use decisions.

The success of the program relies on consistency with applicable regional plans and the cooperative efforts of local jurisdictions, Caltrans and the CMA. If an integration of land use decisions and the

provision of transportation facilities is not accomplished as required by the program, a jurisdiction which fails to mitigate deficiencies on the CMP system caused by its land use decisions will face withholding of its Proposition 111 gas tax increment funds.

TIA Report Content

The TIA Report may be contained within other similar documents (e.g. an EIR prepared under CEQA), or it may be an independent document. The intent is to address all CMP concerns without duplication of other work. In some jurisdictions, the TIA Report may be prepared by the developer or developer's consultant. In other jurisdictions, the TIA Report may be prepared by the jurisdiction or jurisdiction's consultant. In either case, it is in the interest of all parties that the participants fully understand and come to agreement on the assumptions and methodology prior to conducting the actual analysis. This is particularly important when considering using assumptions that vary from the norm. The local jurisdiction may request a meeting with the developer and/or preparer of the TIA Report to discuss the methodology prior to the initiation of work on the analysis. A meeting with the CMA and/or Caltrans, where applicable, is also encouraged to address issues associated with large or extraordinary projects.

The following outline and commentary represent the recommended structure for the TIA Report.

I. Introduction

Set the stage for the analysis, providing background information necessary for the unfamiliar reader to understand the magnitude of the project, location of the project and special characteristics.

Project, general plan, or specific plan description

The description must include project size by land use type, location of project, approximate location of proposed access points to the local and regional roadway system and movements from adjacent streets allowed into and out of the project. This should be shown in a site diagram. Special characteristics of the site, such as unusual daily or seasonal peaking characteristics or heavy involvement of truck traffic, should be mentioned. If the description is included in another part of a more comprehensive document, that is acceptable.

Analysis methodology

Provide a general description (overview) of the process used to analyze the project. Analysis years should be specified and the approach to the modeling/traffic forecasting process should be explained. The sources of information should be identified. The study area and method for LOS analysis for the various roadway types should be identified. At a minimum, the study area must include all freeway links with 100 or more peak-hour project trips (two-way) and other CMP roadways with 50 or more peak-hour project trips (two-way). The study area does not end with a city or county boundary. The study area is defined by the magnitude of project trips alone. In most cases, the analysis need not extend more than five miles beyond the project site, even if there are more than 50 project trips on an arterial and 100 project trips on a freeway. However, analysis of

projects in isolated areas with few access routes should be continued until the 100 or 50-trip threshold is met. Within the defined study area, all "key intersections," as listed in the most current CMP, must be analyzed. Key intersections represent intersections of CMP roadways plus those additional intersections recognized by local jurisdictions and/or SANBAG to be important to mobility on CMP roadways. At a minimum, key intersections will include signalized intersections operating at LOS D or below. The distribution of traffic must be shown for all roadways on which project trips occur (except those for internal circulation), whether or not they are on the CMP network.

The analysis of traffic operations and LOS is to be provided for the following conditions and is to include an assessment of traffic mitigation requirements for project opening day and future conditions.

1. Existing conditions – the conditions at the time of TIA preparation without the inclusion of the project generated trips. Existing deficiencies should be identified, but mitigation analysis is not required. The existing conditions analysis must include the full project impact area as defined above.

2. Project opening day conditions - the conditions on the opening day of the project for two scenarios: 1) excluding the project traffic and 2) including the project traffic. Assume full trip generation impact of the site. Full mitigation analysis is to be performed for project opening day conditions. If it is deemed more appropriate because of the nature of the project, another intermediate scenario may be included to focus on the access requirements and/or immediate area surrounding the project, subject to a request by the local jurisdiction. The methodology used for distribution of project traffic at project opening day conditions is at the discretion of the local jurisdiction.

3. Future conditions - the conditions for two model forecast year scenarios: 1) excluding the project traffic and 2) including the project traffic. Full mitigation analysis is to be performed for future conditions. In addition, a staging analysis of mitigations may be required for large projects constructed over a long time period. The need for a staging analysis will be determined by the local jurisdiction.

The analysis of the project opening day and future condition shall be based on, at a minimum, the PM peak-hour of the adjacent street traffic. An analysis of the AM peak-hour of the adjacent street traffic is also required for developments containing residential land uses and may be required for other types of development at local discretion. Analysis may be required for peak-hours other than the AM and PM peak for some land uses. This determination will be made by the local jurisdiction. The peak traffic generation hour of the development, if different from peak AM and PM hours, must also be identified and the total vehicle trips during the peak-hour of the generator must be estimated. This will facilitate a decision regarding the need to evaluate time periods other than the peak-hours of the adjacent streets.

Note: For State highway facilities, analysis of future conditions for is only required for the following: 1) jurisdictions that have not adopted qualifying development mitigation programs that achieve development contribution requirements established by the SANBAG Development Mitigation Nexus Study and 2) State highway facilities that are not included in the SANBAG Development Mitigation Nexus Study or are not subject to an agreement with Caltrans.

II. Existing conditions

Existing roadway system

Provide a map and brief written description of the roadway network. The number and type of lanes on freeways, principal arterials and other impacted roadways should be identified. Signalized intersections and plans for signalization should be identified. The existing number of lanes at key CMP intersections should be clearly identified on a graphic or in conjunction with the LOS analysis output. Maps of the CMP network are available in the Congestion Management Program documentation, available from the CMA. Also describe the relevant portions of the future network as specified with officially approved funding sources.

Existing volumes

Existing average weekday daily traffic (AWDT) should be identified for the CMP links in the study area. Historic volume growth trends in the study area should be shown. Consult the local jurisdiction, Caltrans and San Bernardino County for additional information.

Existing LOS

A LOS analysis must be conducted on all existing segments and intersections on the CMP network potentially impacted by the project or plan (as defined by the thresholds in Section I. B). Urban segments (i.e., segments on roadways that are generally signalized with spacing less than 2 miles) do not require segment analysis. Segment requirements can normally be determined by the analysis of lane requirements at intersections. Freeway mainline must be analyzed and ramp/weaving analysis may be required at local discretion, if a ramp or weaving problem is anticipated. Several software packages are available for conducting LOS analysis for signalized intersections, freeways and other types of roadways. The software package and version used must be identified. Normally, the existing LOS analysis for intersections will be run using optimized signal timing, since the future analysis will normally need to be run using optimized timing. Signal timing optimization should consider pedestrian safety and signal coordination requirements. Minimum times should be no less than 10 seconds.

Saturation flow rates are considered as average field measured saturation flow rates and in no case shall the adjusted saturation flow rates of the 2000 Highway Capacity Software be allowed to go lower than the specified saturation flow rates listed on page C-13 of the CMP, when field data are not available. However, there shall be no restriction on minimum saturation flow rates if actual saturation flow rates are available.

Default lost time is two seconds per phase and a clearance signal time of three seconds. Without local data to show otherwise, a peak-hour factor of 0.95 may be assumed for existing and full generation scenarios. Variations from these values must be documented and justified. LOS analyses should be field-verified so that the results are reasonably consistent with observation and errors in the analysis are more likely to be caught. A brief commentary on existing problem areas must be included in this section, bringing existing problems to the attention of the readers.

Only project opening day and future scenarios with project require that traffic operational problems be mitigated to provide LOS E or better operation. If the lead agency or an affected adjacent jurisdiction requires mitigation to a higher LOS, this takes precedence over the CMP requirements. The LOS threshold for State highway facilities will be the same as the jurisdiction where the facility is located but no greater than a 45 second average delay per vehicle in the peak hour (middle of LOS "D"). Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than the appropriate target LOS, the existing LOS should be maintained.

Related general plan issues

The relationship to the general plan may be identified. This section should provide general background information from the Traffic Circulation Element of the General Plan, including plans for the ultimate number of lanes, new roadways planned for the future and other information that provides a context for how the proposed project interrelates with the future planned transportation system.

III. Future conditions

Traffic forecasts

One of the primary products of the TIA is the comparison of future traffic conditions with and without the project. The primary forecasts will be for the CMP forecast year (consult the CMA for the most currently applicable forecast years). If a project is phased over a development period past the CMP forecast year, a buildout forecast with forecast background traffic must also be provided. There are two components of the forecast that need to be considered: background traffic and project traffic. Acceptable methodologies for these forecasts are described below.

Project Traffic Forecasts

Two basic alternatives are available for forecasting project traffic:

- Manual method - Generate project trips using rates from the ITE Trip Generation report. Distribute and assign the trips based on the location of the project relative to the remainder of the urban area and on the type of land use. Rather than relying on pure judgment to develop the distribution of project traffic, the future year CMP model select zone needs to be obtained from SCAG to determine the distribution pattern. The percentage distribution should be

reasonably related to the location of and the number of trips generated by zones surrounding the project. Computer-assisted trip distribution and assignment methods may be used as long as they reasonably represent the travel characteristics of the area in which the project is located. It should be noted that the model does not forecast project trucks. Therefore distribution needs to be made in a reasonable manner.

- Use of local model - Create a zone or zones that represent the project (if not already contained in the local model). The CMP model may be used if new zones are created to represent the project (it is unlikely that the CMP model will already have zones small enough to represent the project). The zone or zones should include the exact representation of driveway locations with centroid connectors. It is important that the driveway representations be exact to produce acceptable turning movement volumes. Some adjustments to the turning movement volumes may be needed, depending on the adequacy of this representation.

The above methodologies may produce different results, both in the generation of trips and the distribution of trips. However, both methods will have application, depending on the jurisdiction and on the type and size of project. It should be noted that a model select zone run shall be used for distribution and ITE trip generation rates for project trips.

Background Traffic Forecasts

Background traffic refers to all traffic other than the traffic associated with the project itself. The background traffic shall include intersection turning movement and segment truck volumes by classification (converted to PCE's) as shown on page C-12 on arterial streets of the CMP, interchange ramps and mainline freeway lanes. Future scenarios shall use the truck model (converted to PCEs) or 150 percent of the existing truck volume for arterials and freeway ramps and 160 percent for mainline freeway lanes in a special generator area such as found in the City of Fontana (between I-15 and Citrus Avenue and between San Bernardino Avenue and Jurupa Avenue).

Several alternatives for forecasting background traffic are:

- For project opening day analysis - Use accepted growth rates provided by the jurisdictions in which the analysis is to take place. Each jurisdiction's growth rates should be used for intersections and segments within that jurisdiction. A table of growth rates may be available from the jurisdictions.
- For horizon year - The traffic passenger vehicle and truck classification (in PCEs) models will provide the needed forecasts and if requested, passenger vehicle background plus project forecasts. Local models may also be used to generate intersection and segment forecasts, if a traffic refinement process is properly applied to maximize the quality and reasonableness of the forecasts. Alternatively, the CMP model may be used to generate growth factors by subarea, which may be applied to existing intersection and segment volumes. The separate forecasting of background traffic by each TIA Report preparer is redundant, will only create conflict among reports and should be avoided by the city/county providing an acceptable background forecast for use by all TIA Report preparers. Ideally, cities and/or the County should establish the background forecasts annually for use by project applicants. Until the city/county is in a position

to produce these forecasts on a routine basis, they may wish to use the results of the background forecasts from prior acceptable TIA Reports as the basis for background forecasts for other TIA Reports. The availability of such forecasts should be established before initiating the preparation of a TIA Report. If the CMP model is being used as the basis for the forecast, assume that the project is not included in the CMP model forecast (unless it can be definitively proven otherwise). If a local model is being used, the background traffic will be derived by subtracting the project traffic from the forecast where the project is already represented in the model. Where the project is not represented in the model, the background traffic can be directly derived from the model (with appropriate refinement to maintain quality and reasonableness of the forecasts).

A Note on Methodology for General Plans and Specific Plans:

In the case of analysis of general plan revisions/updates or specific plans, the same approach is applied as above. However, the "project" to be analyzed shall consist of the proposed land use. For threshold determination use the difference between the previously approved general plan and the proposed revision to the general plan. Unless otherwise agreed by the local jurisdiction, the analysis must assume the maximum intensity of land uses allowed (i.e., worst case) on the parcels to which the revision applies. All new specific plans must be analyzed based on worst case assumptions. Although general plans may not identify specific access locations, the analysis must assume access locations that are reasonable, based on the location and size of the plan.

A. Traffic added by project, general plan revision/update, or specific plan

The methods for generating and distributing project trips must be consistent with the appropriate methodology listed above. The total number of trips generated by the project must be specified by land use. The source of the trip generation rates must be documented. Project trips (inbound and outbound) must be identified on a graphic map for both the peak hour or hours being studied.

Any assumed reductions in trip generation rates, such as internal trips and transit/TDM reductions must be documented. Pass-by trips may be allowed only for retail uses and fast-food restaurants. The pass-by and internal trip percentages and methodology must be consistent with the estimates and methodology contained in the latest ITE Trip Generation handbook. The internal trip percentage must be justified by having a mixed-use development of sufficient size. In special cases, larger reductions may be allowed; but these must be documented and justified. Reductions for transit or TDM must be accompanied by an explanation of how the strategies will actually be implemented and may require a monitoring program.

Industrial and warehouse truck uses must also show the estimated number and distribution of truck trips (in PCE's) for the same hours. The methodology utilized to obtain trip generation rates and truck percentages applied in traffic impact analyses for industrial and warehouse (including 'high-cube') land uses must be clearly defined. Trip rates shall be obtained from the latest edition of ITE's Trip Generation manual or from current and relevant studies and shall be approved by the local jurisdiction.

B. Transit and TDM considerations

Transit and travel demand management strategies are a consideration in many development projects. Requirements within each jurisdiction are contained in the local TDM ordinance, to be adopted by each local jurisdiction as part of the CMP requirements. Examples of items to include are location of transit stops in relationship to the proposed project, designation of ridesharing coordinator, posting of information on transit routes and ridesharing information, provision of transit passes, etc.

C. Traffic model forecasts

Provide a map showing link volumes by direction. All CMP arterial links with 50 or more peak-hour project trips (two-way) and freeway links with 100 or more peak-hour project trips (two-way) must be shown. The factor to derive a peak-hour from the three-hour AM peak period is 0.38. The factor to derive a peak-hour from the four-hour PM peak is 0.28. All model forecasts shall be post processed. Appendix E in the CMP documentation contains guidelines for model post processing.

D. Future LOS

Compute levels of service for CMP segments and intersections based on the procedures in the latest Highway Capacity Manual. Refer to the procedures adopted in Chapter 2 of the CMP and the assumptions specified in section II.C of this appendix. Copies of the volumes, intersection geometry, capacity analysis worksheets and all relevant assumptions must be included as appendices to the TIA Report. It should be noted that the v/c ratio and implied LOS that can be output by travel demand models are different from the LOS analysis prescribed in this section. The capacities used in the model are not typically the same capacities as used in the capacity analysis.

Intersections and segments on State highway facilities should be analyzed as a coordinated system. Left turn, through and right turn lane queuing analysis is highly desirable to validate an intersection's LOS. This more detailed analysis is meant to ensure the various movements do not overflow and impede adjacent movements and is left to the discretion of the local agency.

E. Description of projected LOS problems

Identify resulting levels of service for intersections and segments, as appropriate, on a map for applicable peak-hours. Describe in the text the nature of expected LOS problems. Describe any other impacts that the project may also have on the CMP roadway network, particularly access requirements.

F. Project contribution to total new volumes (forecast minus existing) on analyzed links

Compute the ratio of traffic generated by the proposed development to the total new traffic (including project traffic) generated between the existing condition and forecast year for each analyzed link or intersection. The purpose of this calculation is to identify the proportion of volume increase that can be attributed to the proposed project. This will be a necessary component of any deficiency plans prepared under the CMP at a later date. The calculations are to be conducted for

all applicable peak hours. The results may be shown on a map or in a table by percentages to the nearest tenth of a percent.

IV. Project mitigation.

The mitigation of project impacts is designed to identify potential LOS problems and to address them before they actually occur. This will also provide a framework for negotiations between the local jurisdiction and the project developer. The CMA will not be involved in these negotiations unless requested by a local jurisdiction. Impacts beyond the boundaries of the jurisdiction must be identified in the same fashion as impacts within the jurisdictional boundary. Impacted local agencies outside the boundary will be provided an opportunity for review of the TIA Report. Negotiations with these outside jurisdictions and with Caltrans are a possible outcome, depending on the magnitude and nature of the impacts.

For the CMP, the mitigations must bring the roadway into conformance with the LOS standards established for the CMP. However, local agencies may require conformance to higher standards, and these must be considered in consultation with the local jurisdiction. Measures to address local needs that are independent from the CMP network should be included in the TIA Report for continuity purposes. Consult the local jurisdiction to determine requirements which may be beyond the requirements of the CMP. The information required in this part of the TIA Report is described below.

Other transportation improvements already programmed and fully funded

Only transportation improvements that are fully funded should be assumed in forecast.

Roadway improvements needed to maintain CMP LOS standard

These should include an evaluation of intersection turn lanes, signalization, signal coordination and link lane additions, at a minimum. If a freeway is involved, lane requirements and ramp treatments to solve LOS deficiencies must be examined. Prior studies on the same sections may be furnished to the preparer of the TIA and such studies may be referenced if they do, in fact, provide the necessary mitigation for the proposed project. However, the calculation of percentage of contribution of the project to the growth in traffic must still be provided for the appropriate peak-hours, as described earlier. If the physical or environmental constraints make mitigation unlikely, then the contribution may be used to improve LOS elsewhere on the system or another location that would relieve the impact. The point of referencing a previously conducted study is to avoid unnecessary duplication of effort on the same sections of roadway. Copies of previously conducted relevant studies in the area may be obtained from the local jurisdictions or the CMA, including any plans resulting from the annual modeling runs for the CMP.

Other improvements needed to maintain the LOS standard

In some cases, additional transit and TDM strategies beyond what was in the original assumptions may be necessary to provide an adequate mitigation. These must be described and the method for implementation must be discussed.

LOS with improvements

The LOS with improvements must be computed and shown on a map or table along with the traffic LOS without improvements. Delay values, freeway volume/capacity ratios, or other measures of LOS must be included in the results (could be in an appendix) along with the letter designation.

Cost estimates

The costs of mitigating deficiencies must be estimated for deficiencies that occur either within or outside the boundaries of the jurisdiction. The costs must be identified separately for each jurisdiction and for Caltrans roadways. Prior studies and cost estimates by SANBAG, Caltrans and other jurisdictions may be referenced. Used together with the analysis conducted in Section III.G, this will provide an approximation of project contribution to the needed improvements. This estimate is prepared for discussion purposes with the local jurisdiction and with neighboring jurisdictions and Caltrans. It does not imply any legal responsibility or formula for contributions to mitigations. If a mitigation measure is identified as necessary to bring a deficiency into conformance with the LOS standard, but physical or environmental constraints make the improvement impractical, an equivalent contribution should be considered to improve the LOS elsewhere on the system or another location providing direct relief. F. Relationship to other elements While the measures required to address air quality problems are not required for the TIA Report, they may be required as part of a CEQA review. The TIA Report may be integrated with environmental documents prepared for CEQA requirements. This is at the discretion of the local jurisdiction.

V. Conclusions and recommendations

Summary of proposed mitigations and costs

Provide a summary of the impacts, proposed mitigations and the costs of the mitigations. A cost estimate for the proposed mitigations must be included. Generalized unit costs will be available from either Caltrans or the local jurisdiction. The source of the unit cost estimates used must be specified in the TIA Report.

Other recommendations

List any other recommendations that should be brought to the attention of the local jurisdiction, the CMA, or Caltrans. This may include anticipated problems beyond the forecast year or on portions of the network not analyzed.

Summary List of Typical Figures and Tables to Be Included in a TIA Report:

- Project location and 5-mile limit study area (map)
- Project size by land use (table)
- Trips generated by land use for AM and PM weekday peak-hours of adjacent street traffic and for daily traffic inbound and outbound (table) and other applicable peak-hours
- List of other planned transportation improvements affecting the project
- Existing intersection and link volumes and levels of service (map)
- Distribution and assignment of project trips (map)
- Forecast traffic without project and with project for applicable peak-hours (map or table)
- LOS without project and with project (map or table) • Improvements required to mitigate project opening day and forecast year scenario impacts (map and/or table)
- Ratio of project traffic to new traffic (new traffic means the difference between existing and forecast) on analyzed links or intersections (map or table) • Improvement costs by jurisdiction and for Caltrans roadways

Summary of Analysis Assumptions for the TIA:

LOS Analysis Procedures and Assumptions

Intersections

- Current HCM operational analysis.
- Optimized signal timing/phasing for future signal analysis, unless assumed to be in a coordinated system, in which case estimated actual cycle length is used. The maximum cycle length for a single signalized intersection or system should be 130 seconds.
- 10 second minimum phase time, including change interval.
- Average arrivals, unless a coordinated signal system dictates otherwise. • Ideal lane width (12 feet).
- "Required" solution if analysis by Webster.
- Exclusive right turn lane is assumed to exist if pavement is wide enough to permit a separate right turn, even if it is not striped. (Minimum 20' from curb line to lane stripe).
- 2 second lost time/phase.
- A full saturation flow rate can be assumed for an extra lane provided on the upstream of the intersection only if this lane also extends at least 600 feet downstream of the intersection (or to the next downstream intersection).
- PHF = 0.95 for future analysis.
- The lane utilization factor may also be set at 1.00 when the v/c ratio for the lane group approaches 1.0, as lanes tend to be more equally utilized in such situations.
- For light duty trucks (such as service vehicles, buses, RV's and dual rear wheels) use a PCE of 1.5. For medium duty trucks with 3 axles use a PCE of 2.0. For heavy duty trucks with 4 axles, use a PCE of 3.0.
- Industrial, warehousing and other Projects with high truck percentages should convert to PCE's before applying thresholds.

- When field saturation flow rates and any special intersection characteristics are not available, the following field adjusted saturation flow rates are recommended for analysis.

Existing and Opening Day Scenarios

- Exclusive thru: 1,800 vehicles per hour green per lane (vphgpl)
- Exclusive left: 1,700 vphgpl
- Exclusive right: 1,800 vphgpl
- Exclusive double left: 1,600 vphgpl • Exclusive triple left: 1,500 vphgpl or less

Future Scenarios

- Exclusive thru: 1,900 vphgpl • Exclusive left: 1,800 vphgpl
- Exclusive right: 1,900 vphgpl
- Exclusive double right: 1,800 vphgpl
- Exclusive double left: 1,700 vphgpl
- Exclusive triple left: 1,600 vphgpl or less
- Note: Existing field saturation flow rates should be used if they are available and any special traffic or geometric characteristics should also be taken into account if known to affect traffic flow.

Freeways

- Capacity of 2,200 vehicles/hour/lane (1,600/hr/lane/HOV)
- Use Caltrans truck percentages (includes trucks, buses and RV's)
- Peak-hour factor of 0.98 for congested areas and 0.95 for less congested areas
- Directional distribution of 55% and 45%, if using non-directional volumes from Caltrans volume book
- Design speed of 70 mph

Stop Controlled Intersections

- Current HCM for 2-way and 4-way stops

Project-Related Assumptions

- Use the latest ITE Trip Generation handbook for mixed use internal trip percentages. Higher percentages must be fully justified.
- Pass by trips - Retail uses and fast food restaurants only
- Use ITE procedures to estimate percentage
- For analysis at entry points into site, driveway volume is not reduced (i.e., trip generation rate is still the same). Rather, trips are redistributed based on the assumed prevalent directions of pass-by trips (see recommended ITE procedure).
    - Reductions for transit or TDM are a maximum of 10% unless higher can be justified. Other

- If a new traffic generating development project (other than a single family residential unit) within a federally designated urbanized area abuts a state highway or abuts a highway that intersects a State highway within 500 feet of that intersection, the local jurisdiction in which the development occurs must notify Caltrans and the CMA.
- The TIA procedures will be reviewed biannually. Forward comments to the CMA.
- Industrial warehouse and truck projects may distribute only truck trips by hand. (Employee trip distribution shall be modeled.)
- Intersections will be considered deficient (LOS "F") if the critical v/c ratio equals or exceeds 1.0, even if the LOS defined by the delay value is above the defined LOS standard.
- All the computer-generated traffic forecasts need to be refined for use in TIA reports to provide the best estimate of future volumes possible. Traffic forecasts should be post processed by using "B" turns software available through SCAG or another approved methodology. However, the post processing of turning movements is restricted to local models only.

CEQA Assessment - VMT Analysis

A key element of SB 743, signed in 2013, is the elimination of automobile delay and LOS as the sole basis of determining CEQA impacts. The most recent CEQA guidelines, released in December 2018, recommend VMT as the most appropriate measure of project transportation impacts. However, SB 743 does not prevent a city or county from continuing to analyze delay or LOS as part of other plans (i.e., the general plan), studies, or ongoing network monitoring.

The following recommendations assist in determining VMT impact thresholds and mitigation requirements for various land use projects' TIAs.

Analysis Methodology

For purposes of SB 743 compliance, a VMT analysis should be conducted for land use projects as deemed necessary by the Traffic Division and would apply to projects that have the potential to increase the average VMT per service population (e.g. population plus employment) compared to the SBCTA region or the lead agency boundary. Normalizing VMT per service population essentially provides a transportation efficiency metric that the analysis is based on. Using this efficiency metric allows the user to compare the project to the remainder of the unincorporated area for purposes of identifying transportation impacts.

These guidelines are based on the SBCTA SB 743 Implementation Study which provides options for both methodologies and VMT screening. The methodologies and significance thresholds presented below are based on SBCTA recommendations from the Implementation Study; lead agencies may wish to modify these thresholds with alternative thresholds of significance and methodologies as appropriate.

Project Screening

There are three types of screening that lead agencies can apply to effectively screen projects from project-level assessment. These screening steps are summarized below:

Step 1: Transit Priority Area (TPA) Screening

Projects located within a TPA[1] may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may ***NOT*** be appropriate if the project:

[1] A TPA is defined as a half mile area around an existing major transit stop or an existing stop along a high quality transit corridor per the definitions below.

Pub. Resources Code, § 21064.3 - 'Major transit stop' means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

1. Has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
3. Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

Step 2: Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area.

For this screening in the SBCTA area, the SBTAM travel forecasting model was used to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs). TAZs are geographic polygons similar to Census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population (population plus employment) was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

To identify if the project is in a low VMT-generating area, the analyst may review the SBCTA screening tool and apply the appropriate threshold (identified later in this chapter) within the tool. Additionally, as noted above, the analyst mush identify if the project is consistent with the existing land use within that TAZ and use professional judgement that there is nothing unique about the project that would otherwise be mis-represented utilizing the data from the travel demand model.

The SBCTA screening tool can be accessed at the following location:

http://gis.fehrandpeers.com/WRCOGVMT/

Step 3: Project Type Screening

Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

Pub. Resources Code, § 21155 - For purposes of this section, a 'high-quality transit corridor' means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

In addition to local serving retail, the following uses can also be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Local-serving hotels (e.g. non-destination hotels)
- Student housing projects on or adjacent to college campuses
- Local-serving assembly uses (places of worship, community organizations)
- Community institutions (Public libraries, fire stations, local government)
- Local serving community colleges that are consistent with the assumptions noted in the RTP/SCS
- Affordable or supportive housing
- Assisted living facilities
- Senior housing (as defined by HUD)
- Projects generating less than 110 daily vehicle trips[2]
    - This generally corresponds to the following "typical" development potentials:
        - 11 single family housing units
        - 16 multi-family, condominiums, or townhouse housing units
        - 10,000 sq. ft. of office
        - 15,000 sq. ft. of light industrial[3]
        - 63,000 sq. ft. of warehousing[7]
        - 79,000 sq. ft. of high cube transload and short-term storage warehouse[7]

[2] This threshold ties directly to the OPR technical advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

[3] Threshold may be higher depending on the tenant and the use of the site. This number was estimated using rates from ITE's Trip Generation Manual.

VMT Assessment for Non-Screened Development

Projects not screened through the steps above should complete VMT analysis and forecasting through the SBTAM model to determine if they have a significant VMT impact. This analysis should include 'project generated VMT' and 'project effect on VMT' estimates for the project TAZ (or TAZs) under the following scenarios:

- Baseline conditions - This data is already available in the web screening map.

- Baseline plus project for the project - The project land use would be added to the project TAZ or a separate TAZ would be created to contain the project land uses. A full base year model run would be performed and VMT changes would be isolated for the project TAZ and across the full model network. The model output must include reasonableness checks of the production and attraction balancing to ensure the project effect is accurately captured. If this scenario results in a less-than-significant impact, then additional cumulative scenario analysis may not be required (more information about this outcome can be found in the Thresholds Evaluation discussion later in this chapter).

- Cumulative no project - This data is available from SBCTA.

- Cumulative plus project - The project land use would either be added to the project TAZ or a separate TAZ would be created to contain the project land uses. The addition of project land uses should be accompanied by a reallocation of a similar amount of land use from other TAZs; especially if the proposed project is significant in size such that it would change other future developments. Land use projects will generally not change the cumulative no project control totals for population and employment growth. Instead, they will influence the land use supply through changes in general plan land use designations and zoning. If project land uses are simply added to the cumulative no project scenario, then the analysis should reflect this limitation in the methodology and acknowledge that the analysis may overestimate the project's effect on VMT.

The model output should include total VMT, which includes all vehicle trips and trip purposes, and VMT per service population (population plus employment). Total VMT (by speed bin) is needed as an input for air quality, greenhouse gas (GHG), and energy impact analysis while total VMT per service population is recommended for transportation impact analysis[4].

Both "plus project" scenarios noted above will summarize two types of VMT: (1) project generated VMT per service population and comparing it back to the appropriate benchmark noted in the

[4] This assumes that the lead agency will use VMT per service population for its impact threshold. If a lead agency decides to isolate VMT by trip purpose, then the lead agency would need to update this section of the recommended guidelines.

thresholds of significance, and (2) the project effect on VMT, comparing how the project changes VMT on the network looking at Citywide VMT per service population or a sub-regional VMT per service population and comparing it to the no project condition.

Project-generated VMT shall be extracted from the travel demand forecasting model using the origin-destination trip matrix and shall multiply that matrix by the final assignment skims. The project-effect on VMT shall be estimated using a sub-regional boundary (such as a City limit or County line) and extracting the total link-level VMT for both the no project and with project condition.

In some cases, it may be appropriate to extract the Project-generated VMT using the production-attraction trip matrix. This may be appropriate when a project is entirely composed of retail or office uses, and there is a need to isolate the home-based-work (HBW) VMT for the purposes of isolating commute VMT. The City should evaluate the appropriate methodology based on the project land use types and context.

A detailed description of this process is attached to these guidelines.

CEQA VMT Impact Thresholds

The SBCTA Implementation Study provided several options related to VMT thresholds of significance and guidance/substantial evidence related to thresholds of significance. Lead agencies should refer to that document for guidance/options.

VMT Impacts

An example of how VMT thresholds would be applied to determine potential VMT impacts is provided below.

> A project would result in a significant project-generated VMT impact if either of the following conditions are satisfied:
>
> 1. The baseline project-generated VMT per service population exceeds the lead agency's baseline VMT per service population (note, for more efficient cities in the SBCTA region, the lead agency could compare itself to the San Bernardino County regional average instead), or
> 2. The cumulative project-generated VMT per service population exceeds the lead agency's baseline VMT per service population (note, for more efficient cities in the SBCTA region, the lead agency could compare itself to the San Bernardino County regional average instead).
>
> The project's effect on VMT would be considered significant if it resulted in either of the following conditions to be satisfied:

1. The baseline link-level boundary VMT per service population (City or sub-regional boundary) to increase under the plus project condition compared to the no project condition), or
2. The cumulative link-level boundary VMT per service population (City or sub-regional boundary) to increase under the plus project condition compared to the no project condition).

Please note that the cumulative no project shall reflect the adopted RTP/SCS; as such, if a project is consistent with the regional RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence

VMT Mitigation Measures

To mitigate VMT impacts, the following choices are available to the applicant:

1. Modify the project's built environment characteristics to reduce VMT generated by the project
2. Implement transportation Demand Management (TDM) measures to reduce VMT generated by the project.
3. Participate in a VMT fee program and/or VMT mitigation exchange/banking program (if they exist) to reduce VMT from the project or other land uses to achieve acceptable levels

As part of the SBCTA Implementation Study, key TDM measures that are appropriate to the region were identified.

Measures appropriate for most of the SBCTA region are summarized in Attachment B of the TDM Strategies Evaluation Memorandum. Evaluation of VMT reductions should be evaluated using state-of-the-practice methodologies recognizing that many of the TDM strategies are dependent on building tenant performance over time. As such, actual VMT reduction cannot be reliably predicted and monitoring may be necessary to gauge performance related to mitigation expectations.

CEQA Assessment - Active Transportation and Public Transit Analysis

Potential impacts to public transit, pedestrian facilities and travel, and bicycle facilities and travel can be evaluated using the following criteria.

- A significant impact occurs if the project conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreases the performance or safety of such facilities.

Therefore, the TIA should include analysis of a project to examine if it is inconsistent with adopted policies, plans, or programs regarding active transportation or public transit facilities, or otherwise decreases the performance or safety of such facilities and make a determination as to whether it has the potential to conflict with existing or proposed facilities supporting these travel modes.

Transportation Impact Study Format

The recommended TIA format is as follows:

1. Executive Summary
    a. Table summarizing significant impacts and mitigation measures
2. Introduction
    a. Purpose of the TIA and study objective
    b. Project location and vicinity map (Exhibit)
    c. Project size and description
    d. Existing and proposed land use and zoning
    e. Site plan and proposed project (Exhibit)
    f. Proposed project opening year and analysis scenarios
3. Methodology and Impact Thresholds
4. Existing Conditions
    a. Existing roadway network
    b. Existing traffic control and intersection geometrics (Exhibit)
    c. Existing traffic volumes – AM and PM peak hour and ADT (Exhibit)
    d. Existing level of service (LOS) at intersections (Table)
    e. Existing bicycle facilities (Exhibit)
    f. Existing transit facilities (Exhibit)
    g. Existing pedestrian facilities
5. Project Traffic
    a. Trip generation (Table)
    b. Trip distribution and assignment (Exhibit)
    c. Project peak hour turning movements and ADT (Exhibit)
6. Background Conditions (Opening Year) Analysis
    a. No Project analysis
        i. Committed (funded) roadway improvements
        ii. Approved project trip generation (Table, if required)
        iii. Approved project trip assignment and distribution (Exhibit, if required)
        iv. Peak turning movement and ADT (Exhibit)
        v. Intersection level of service (Table)
        vi. Roadway segment level of service (Table)
    b. Plus Project analysis
        i. Plus Project peak turning movement and ADT (Exhibit)
        ii. Intersection level of service (Table)
        iii. Roadway segment level of service (Table)

iv. Identification of intersection and roadway segment deficiencies

7. Cumulative Year Analysis
    a. No Project analysis
        i. Committed (funded) roadway improvements
        ii. Pending projects and verification of how they are included in the travel demand forecasting model
        iii. Cumulative Year peak turning movement and ADT (Exhibit)
        iv. Intersection level of service (Table)
        v. Roadway segment level of service (Table)
    b. Plus Project Analysis
        i. Plus Project peak turning movement and ADT (Exhibit)
        ii. Intersection level of service (Table)
        iii. Roadway segment level of service (Table)
        iv. Identification of intersection and roadway segment deficiencies
8. Traffic Signal Warrant Analysis
9. Site Access Analysis
10. Safety and Operation Improvement Analysis
11. Active Transportation and Public Transit Analysis
12. Improvements and Recommendations
    a. Proposed improvements at intersections
    b. Proposed improvements at roadway segments
    c. Recommended Improvements categorized by whether they are included in fee plan or not. (Identify if these improvements are included in an adopted fee program)
13. Vehicle Miles Traveled (VMT) Analysis
    a. Project VMT per person/employee for all analysis scenarios
    b. Project effect on VMT for all analysis scenarios
    c. Identification of VMT impacts
    d. Proposed VMT Mitigation Measures
14. Appendix
    a. Approved scope of work
    b. Traffic counts
    c. Intersection analysis worksheets
    d. VMT and TDM calculations
    e. VMT and TDM mitigation calculations
    f. Signal warrant worksheets

Attachments

Detailed VMT Forecasting Information

Most trip-based models generate daily person trip-ends for each TAZ across various trip purposes (HBW, HBO, and NHB, for example) based on population, household, and employment variables. This may create challenges for complying with the VMT guidance because trip generation is not directly tied to specific land use categories. The following methodology addresses this particular challenge among others.

Production and attraction trip-ends are separately calculated for each zone, and generally: production trip-ends are generated by residential land uses and attraction trip-ends are generated by non-residential land uses. OPR's guidance addresses residential, office, and retail land uses. Focusing on residential and office land uses, the first step to forecasting VMT requires translating the land use into model terms, the closest approximations are:

- Residential: home-based production trips
- Office: home-based work attraction trips

Note that this excludes all non-home-based trips including work-based other and other-based other trips.

The challenges with computing VMT for these two types of trips in a trip-based model are 1) production and attraction trip-ends are not distinguishable after the PA to OD conversion process and 2) trip purposes are not maintained after the mode choice step. For these reasons, it not possible to use the VMT results from the standard vehicle assignment (even using a select zone re-assignment). A separate post-process must be developed to re-estimate VMT for each zone that includes trip-end types and trip purposes. Two potential approaches to tackle this problem are described below.

Simplified

This approach uses standard model output files and requires minimal custom calculations. It is based on a regional MPO trip-based model with peak (PK) and off-peak (OP) skims and person trip production-attraction (PA) matrices.

- Calculate custom vehicle trip PA matrices from PK and OP person trip matrices
    - Keep trip purposes and modes separate
    - Use average vehicle occupancy rates for drive-alone and shared ride trips
- Use the final congested drive-alone PK and OP skim matrices to estimate trip length between zones
- Multiply the skim matrices by vehicle trip matrices to estimate VMT
- Sum the PK and OP results to estimate daily VMT and aggregate mode trip purpose and mode

- Calculate automobile VMT for individual TAZs using marginal totals:
    - Residential (home-based) - row total
    - Office (home-based work) - column total

Detailed

The process described above simplifies the approach but does not account for different congestion patterns throughout the day (AM, MD, PM, and NT), the direction of travel (all productions are origins and all attractions are destinations), or the benefits of exclusive lanes (HOV or HOT lanes). This more detailed approach attempts to address these limitations and better estimate the VMT produced by the vehicle assignment model.

- Re-skim final loaded congested networks for each mode and time period
- Run a custom PA to OD process that replicates actual model steps, but:
    - Keeps departure and return trips separate
    - Keeps trip purpose and mode separate
    - Converts person trips to vehicle trips based on auto occupancy rates and isolates automobile trips
    - Factors vehicle trips into assignment time periods
- Multiply appropriate distance skim matrices by custom OD matrices to estimate VMT
- Sum matrices by time period, mode, and trip purpose to calculate daily automobile VMT
- Calculate automobile VMT for individual TAZs using marginal totals:
    - Residential (home-based) - row of departure matrix plus column of return matrix
    - Office (home-based work) - column of departure matrix plus row of return matrix

Appropriateness Checks

Regardless of which method is used, the number of vehicle trips from the custom PA to OD process and the total VMT should match as closely as possible with the results from the traditional model process. The estimated results should be checked against the results from a full model run to understand the degree of accuracy. Note that depending on how each model is setup, these custom processes may or may not include IX/XI trips, truck trips, or special generator trips (airport, seaport, stadium, etc.).

When calculating VMT for comparison at the study area, citywide, or regional geography, the same methodology that was used to estimate project-specific VMT should be used. The VMT for these comparisons can be easily calculated by aggregating the row or column totals for all zones that are within the desired geography.